

FIG.1

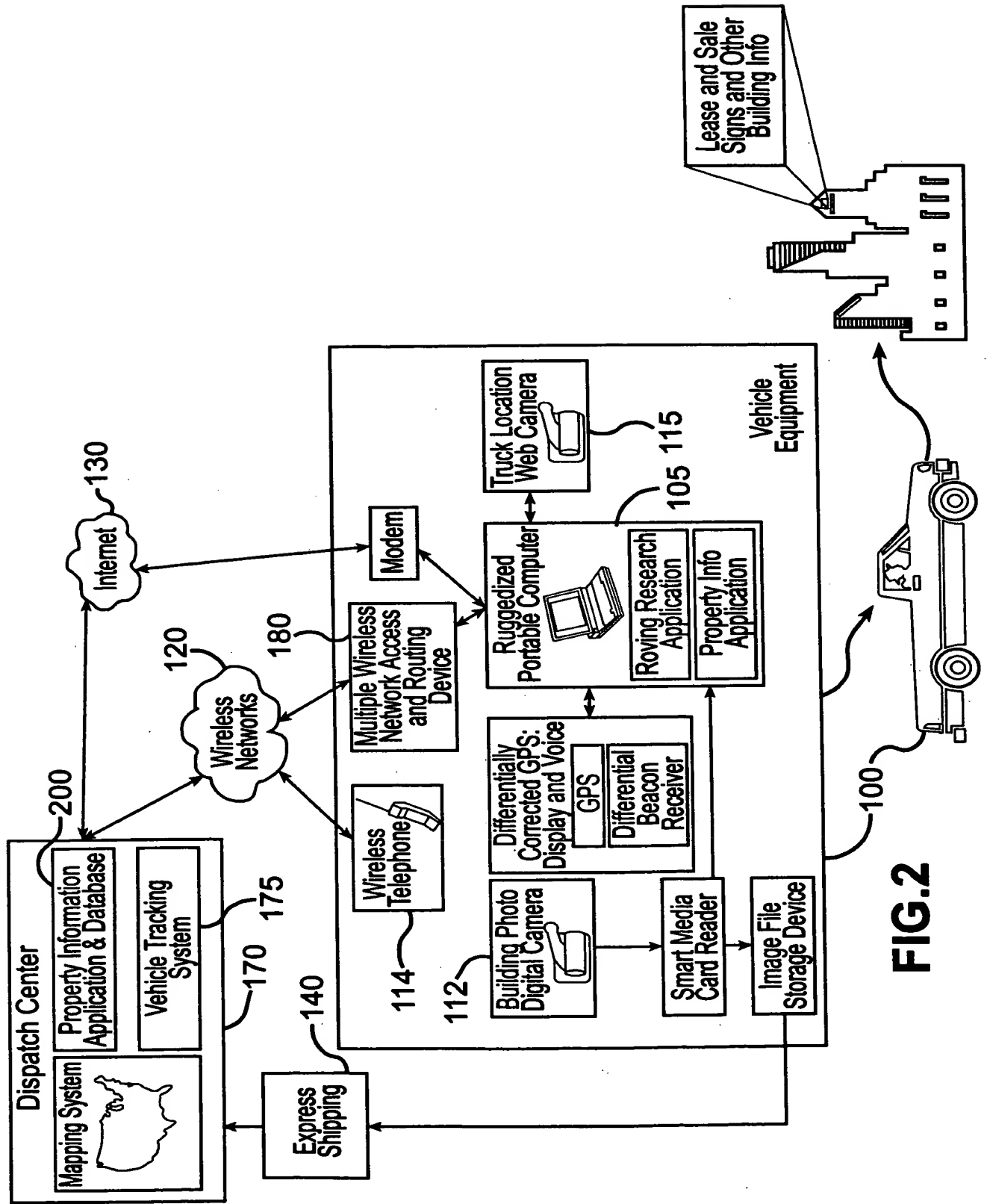


FIG. 2

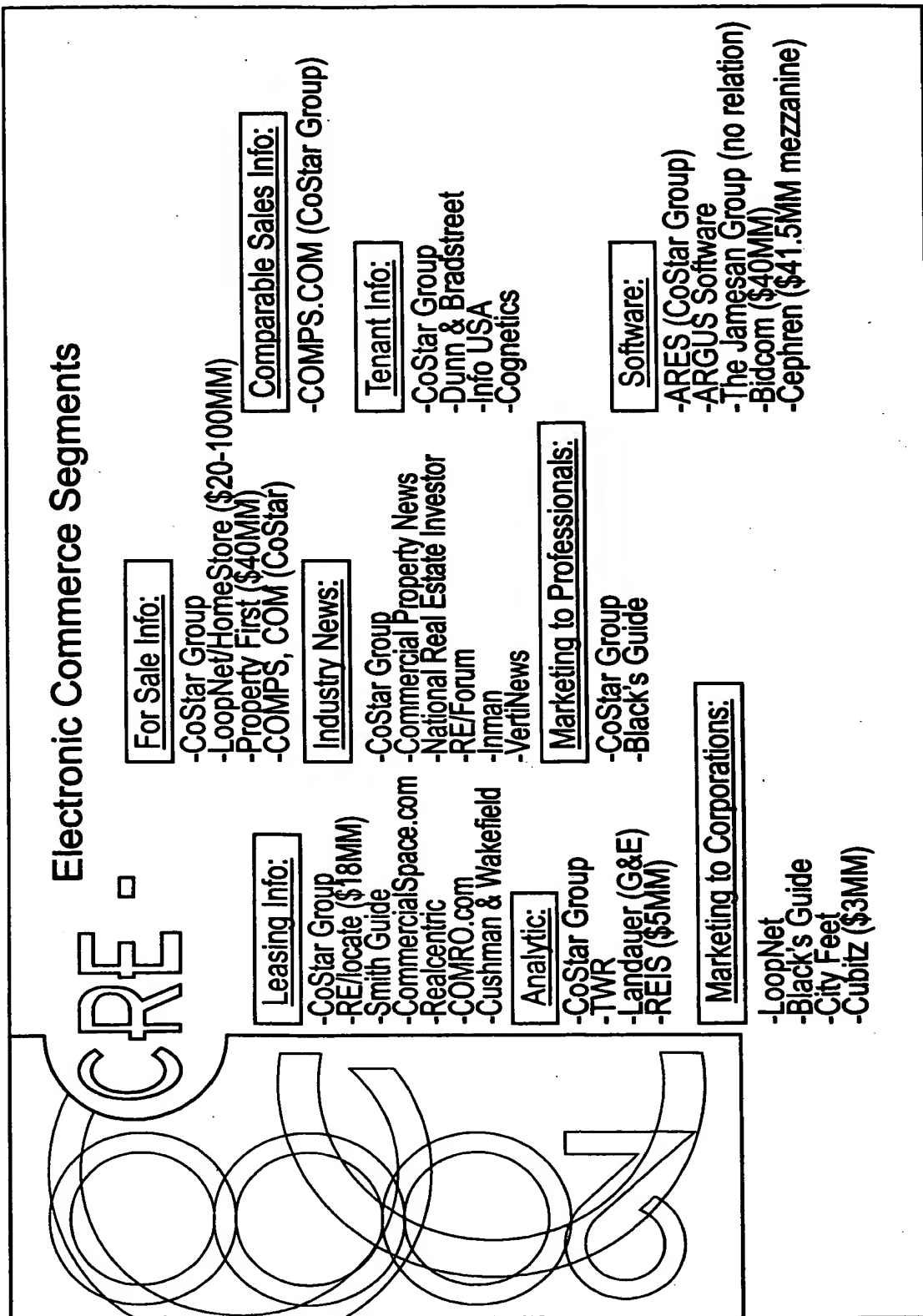


FIG.3

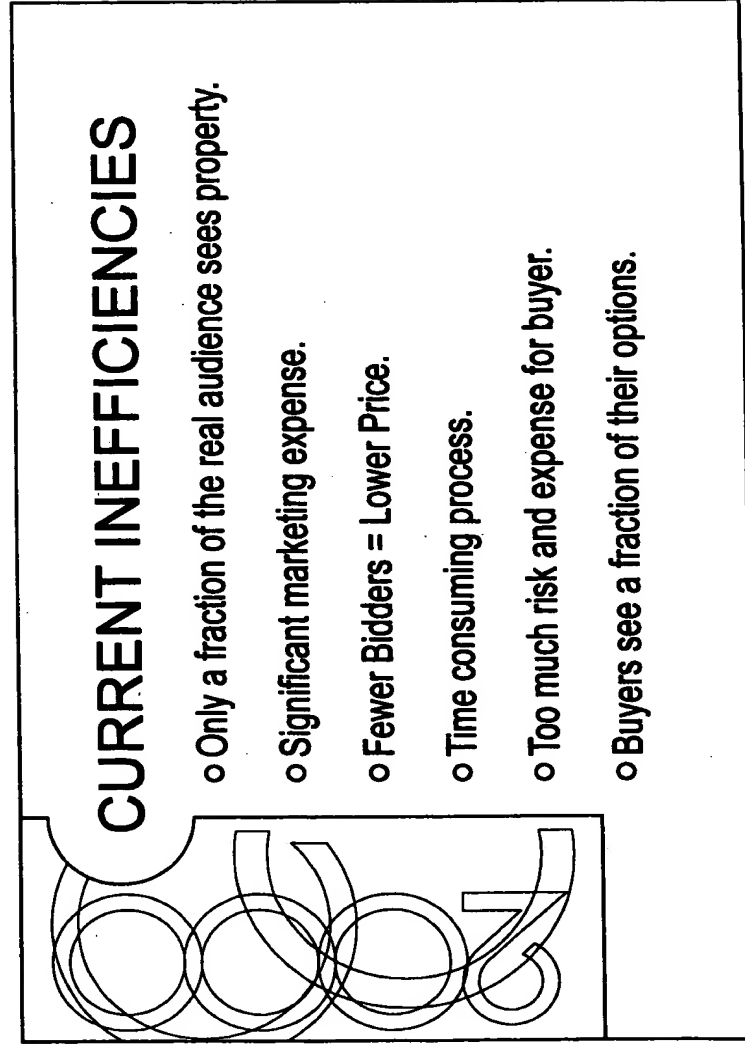


FIG.4

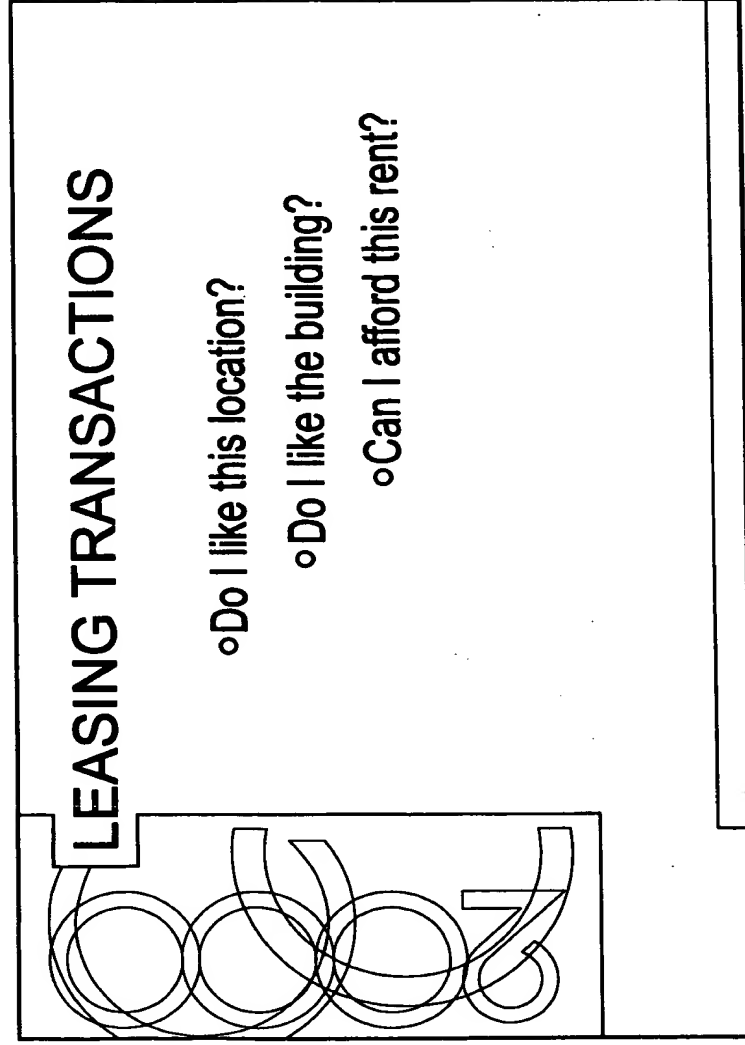


FIG.5

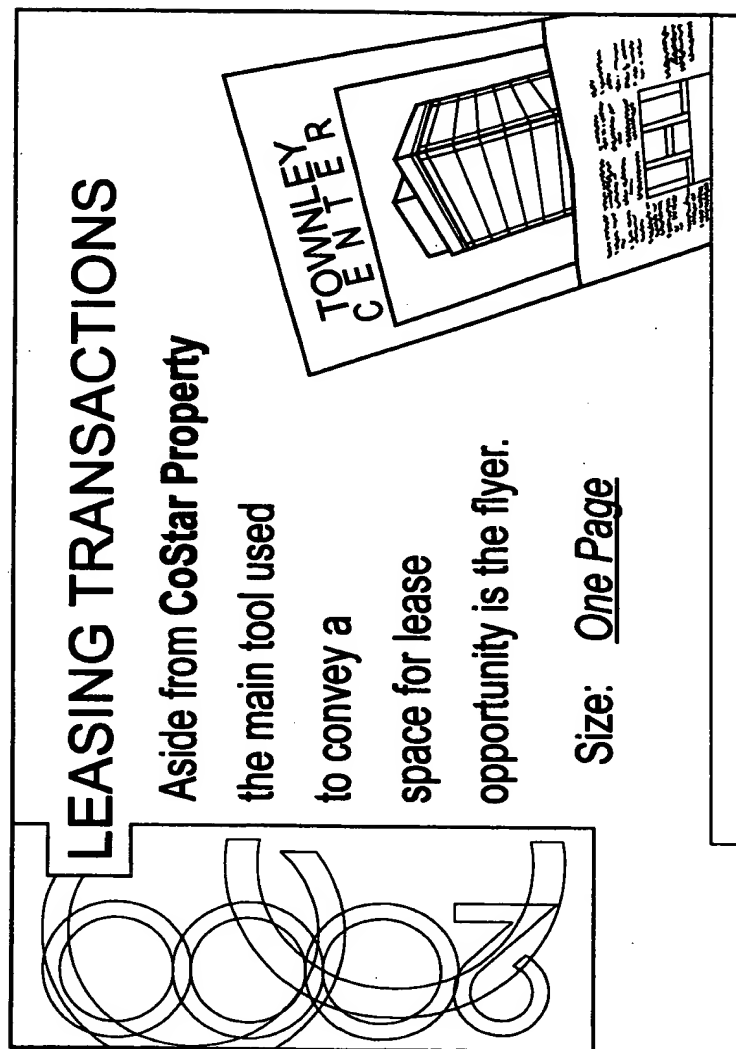


FIG.6

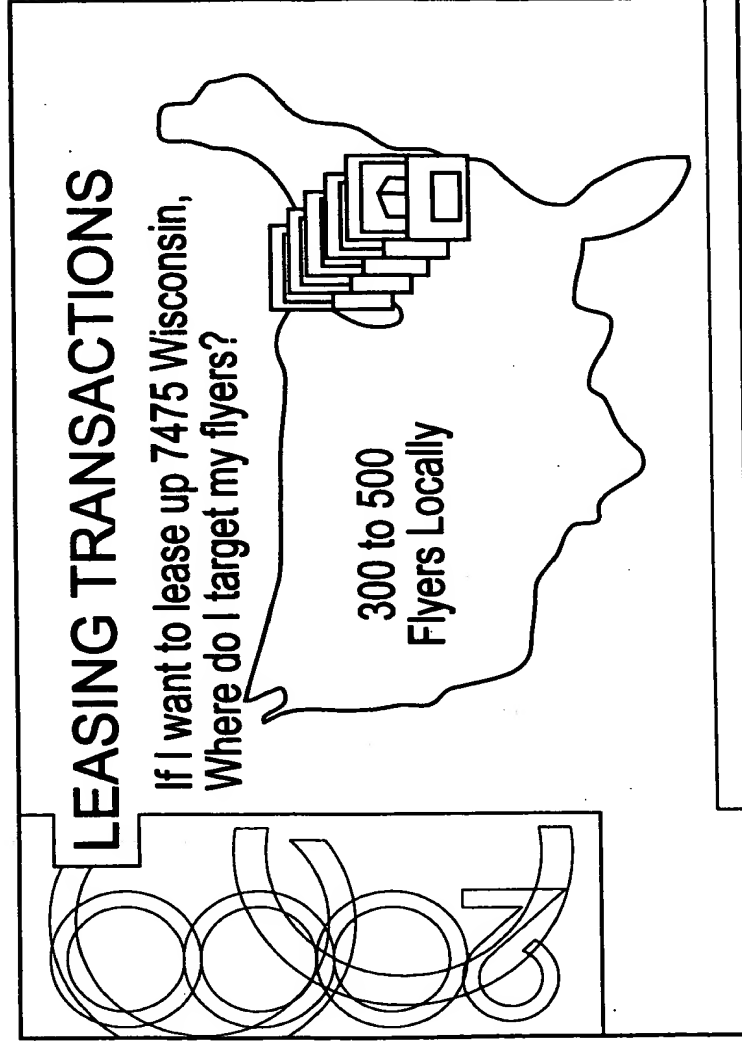
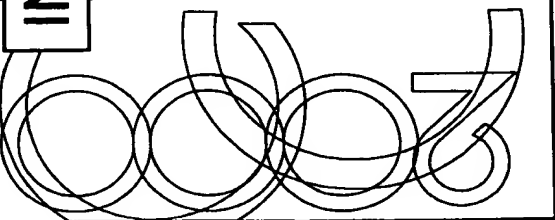


FIG.7



INVESTMENT SALES

- Is this the right type of property?
 - Do we invest in properties in this area?
 - Is this building leased up enough?
 - When do the tenants leases expire?
 - Are these good credit tenants?
 - Does this building have enough income?
 - When these tenants lease roll will I get good rents?
 - Does this market have a low vacancy rate such that I can re-lease quickly?
 - When I have to re-lease, who will my competitors be?
- Based on other sales in this area is this a fair price?
- What multiple of revenues are other buildings selling for?
- Can I get reasonable financing for this property?
 - Will you accept an offer of \$35 million?
 - Will you accept these legal terms of sale?
 - Did my engineers find structural or environmental flaws?

FIG.8

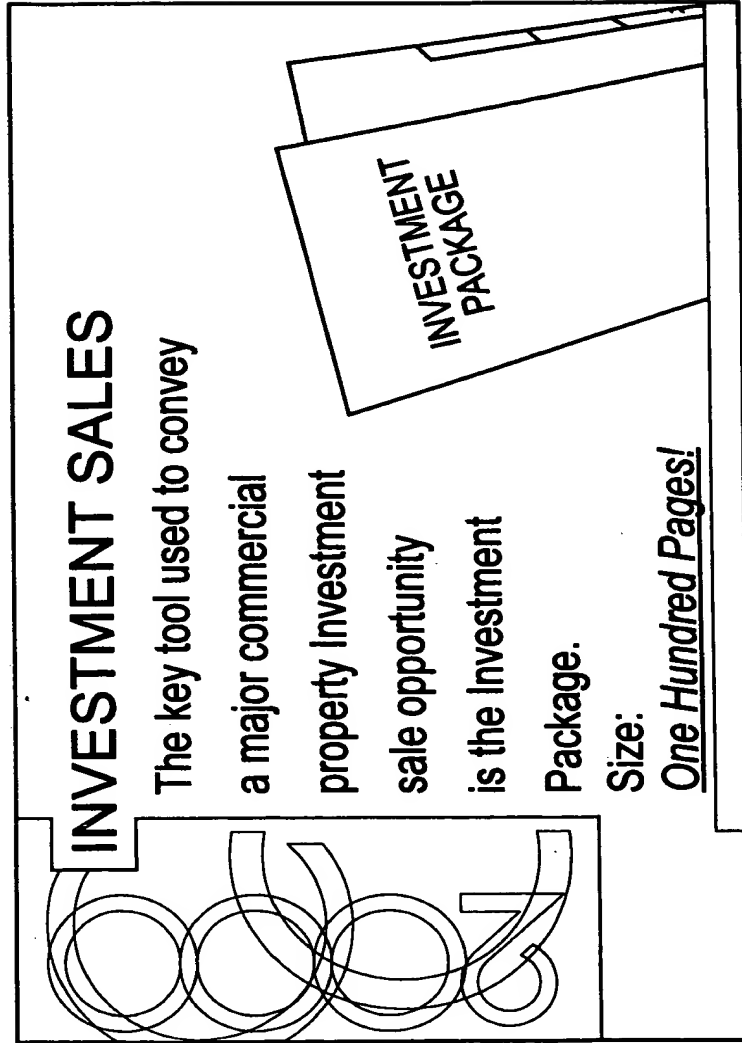


FIG.9

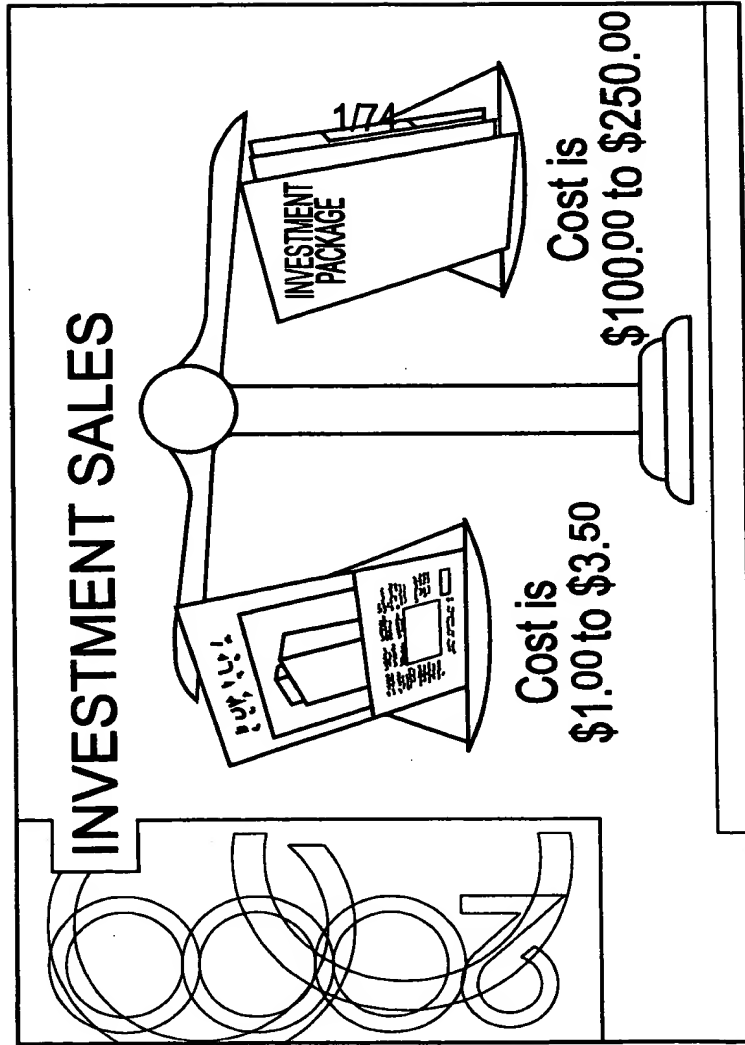


FIG.10

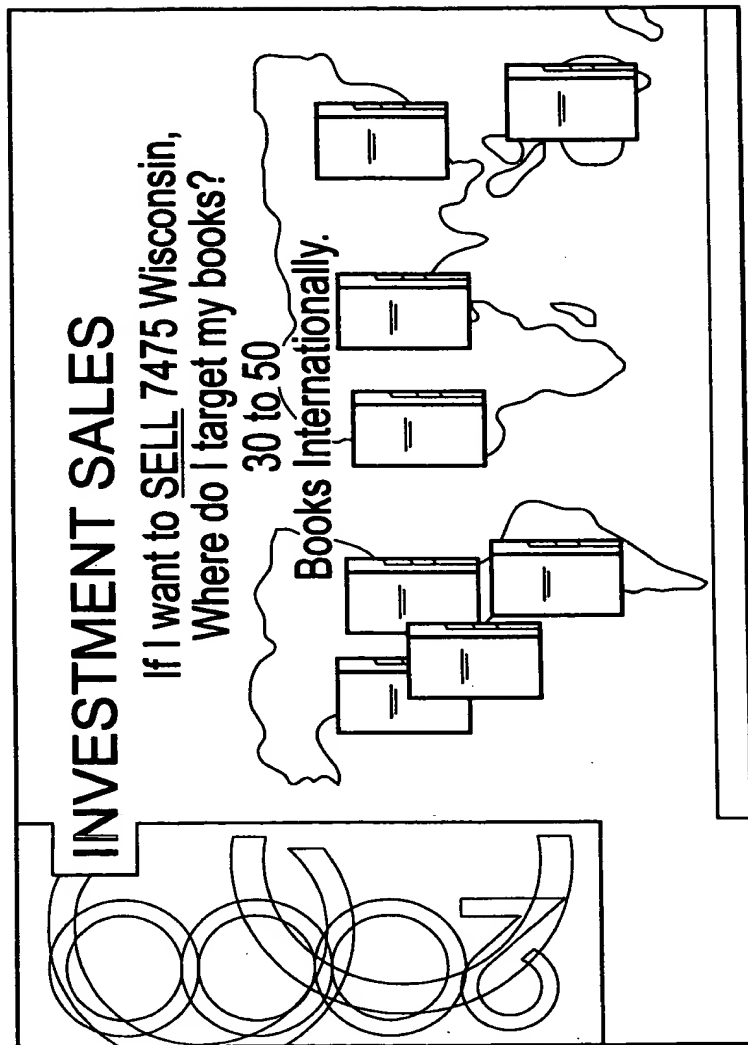


FIG.11

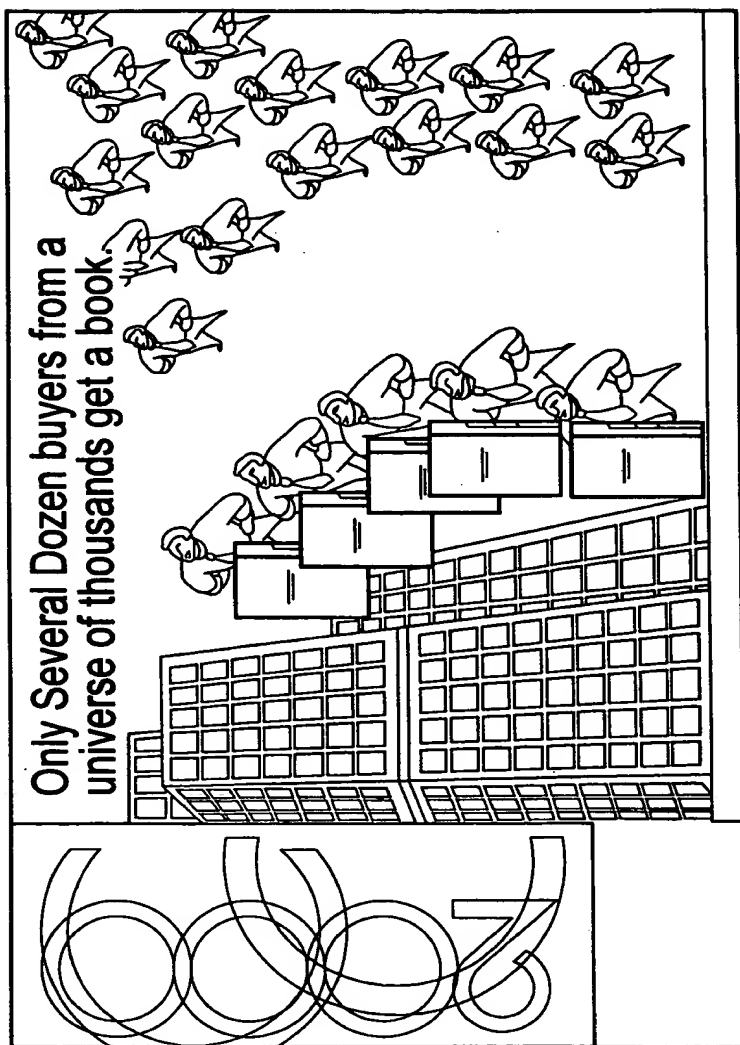


FIG.12

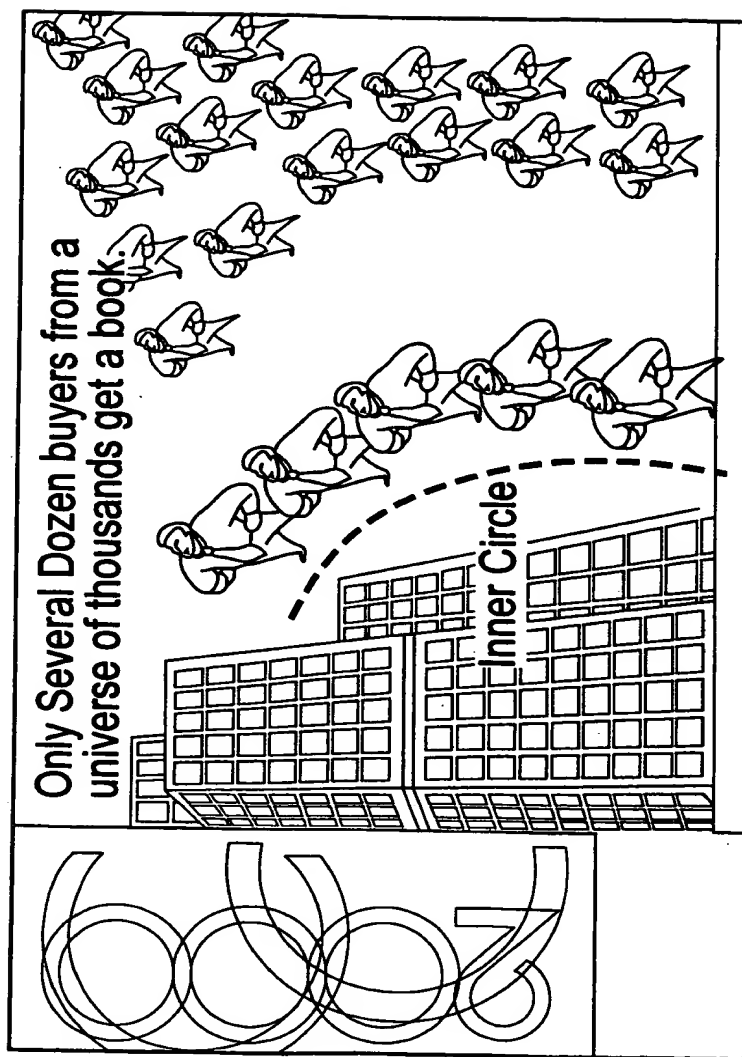


FIG.13

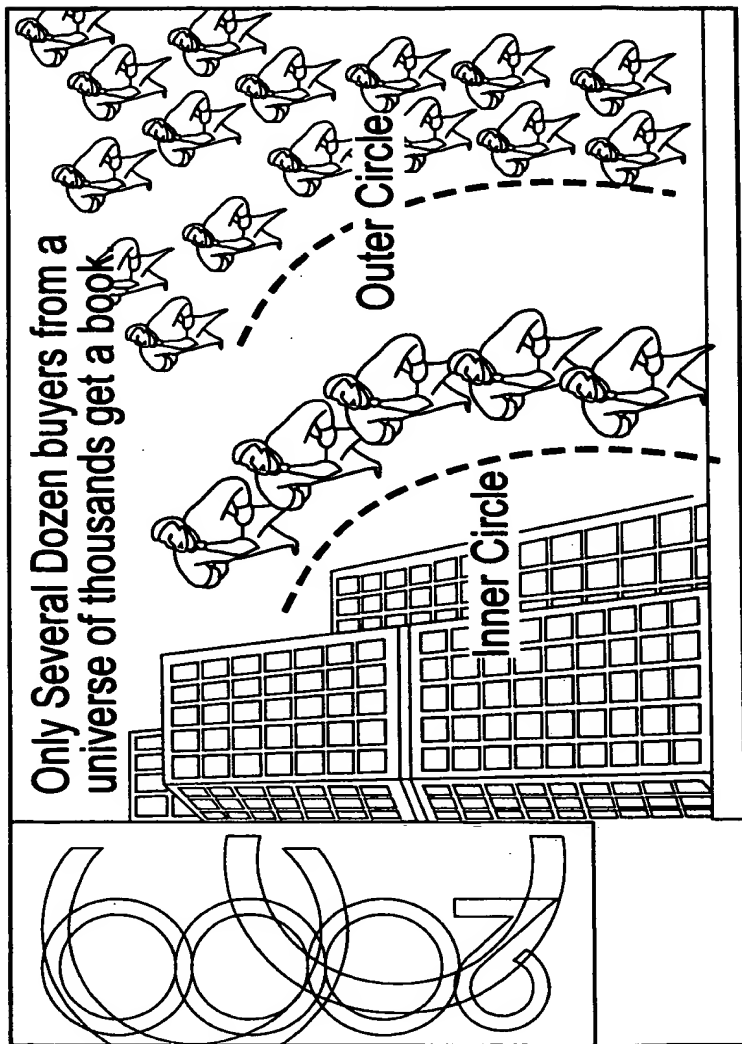


FIG.14

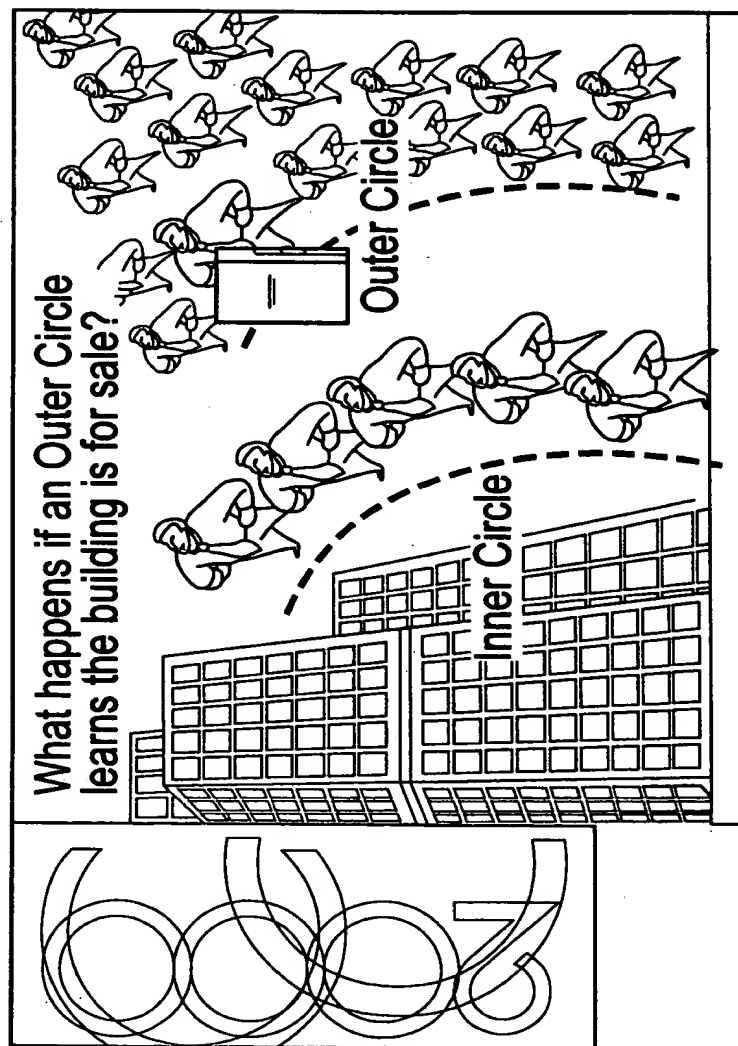


FIG.15

CONCOURSE	
TABLE OF CONTENTS	
Section Two:	Property Description
Section Three:	Market Overview
	- Fairfax County
	- Lyons Corner
Section Four:	Competitive Leasing Analysis
	- Location map
	- Table of projects
	- Project summary sheets
	- Lease Comparables for the Concourse
Section Five:	Comparable Sales
	- Location map (with key)
	- Table of projects
	- Project summary sheets
Section Six:	Tenancy
	- Rent Roll
	- Stacking Plans (East & West Towers)
Section Seven:	Financial Analysis
	- Cash Flow Proforma
	- Assumptions
	- Lease-up Currently Vacant Space
= Supplied by the Seller!	

FIG. 16

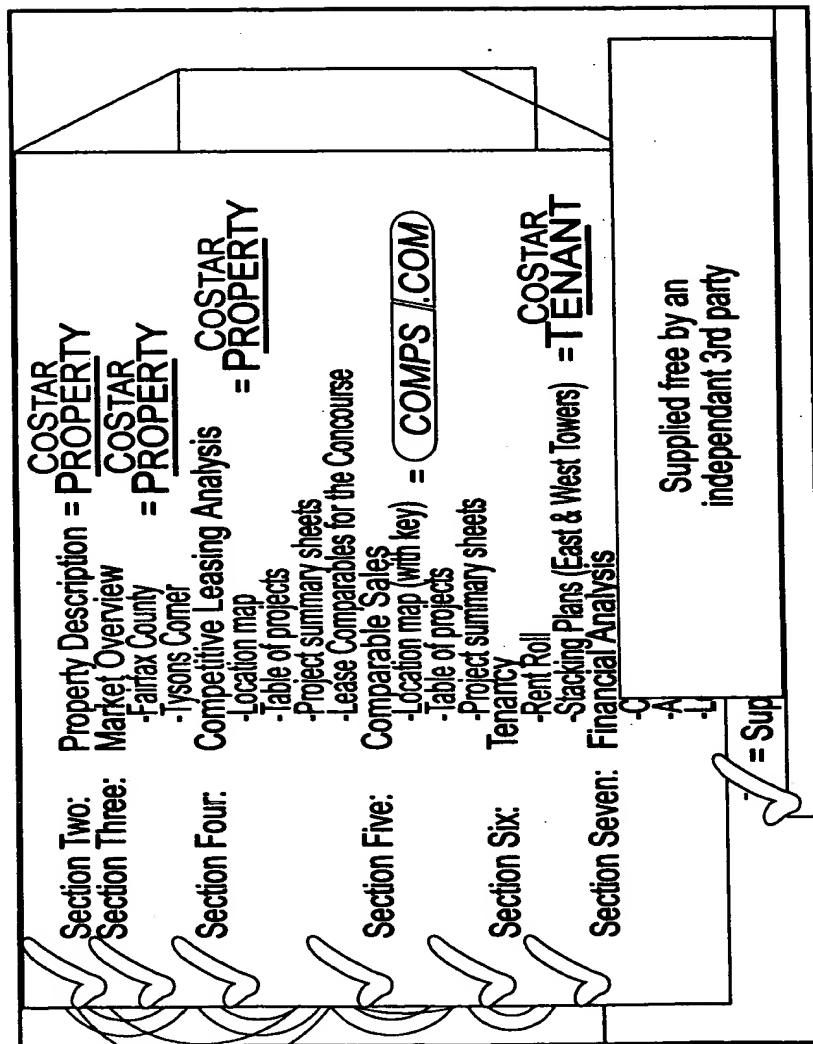


FIG.17

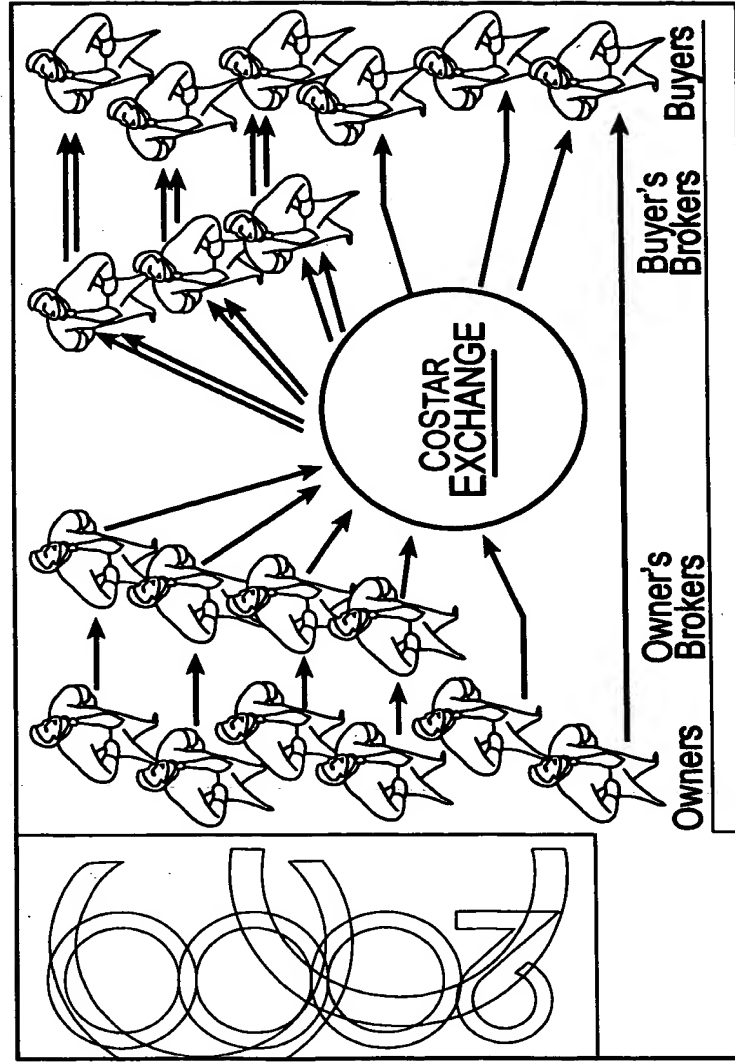


FIG.18

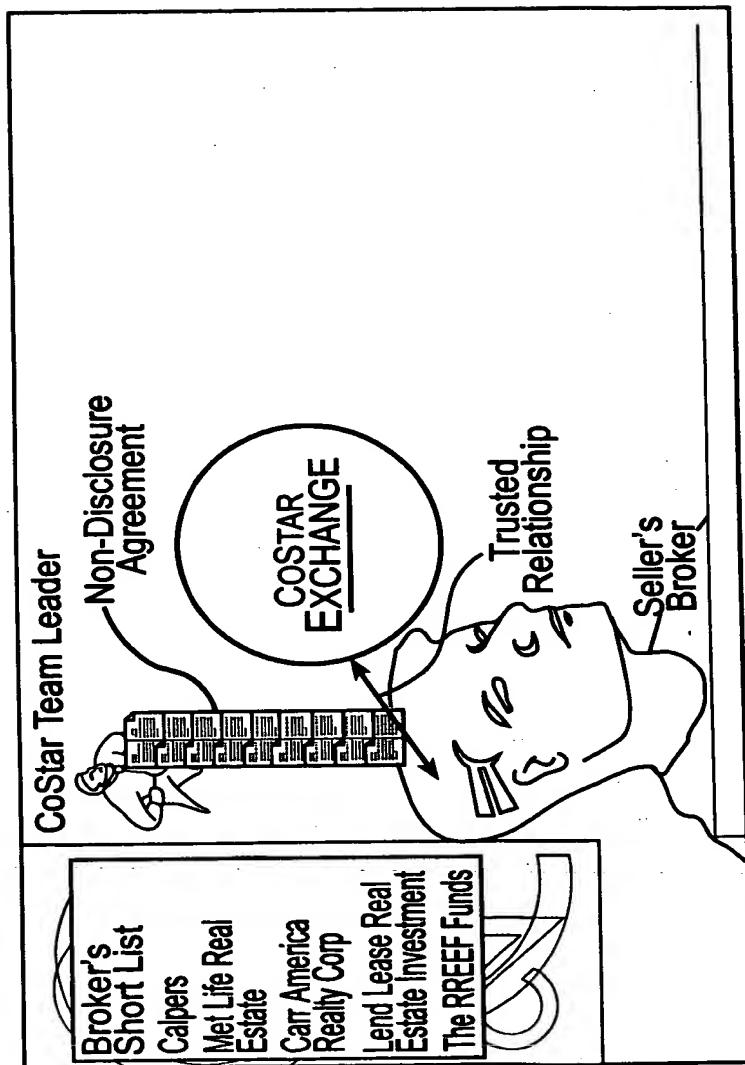


FIG.19

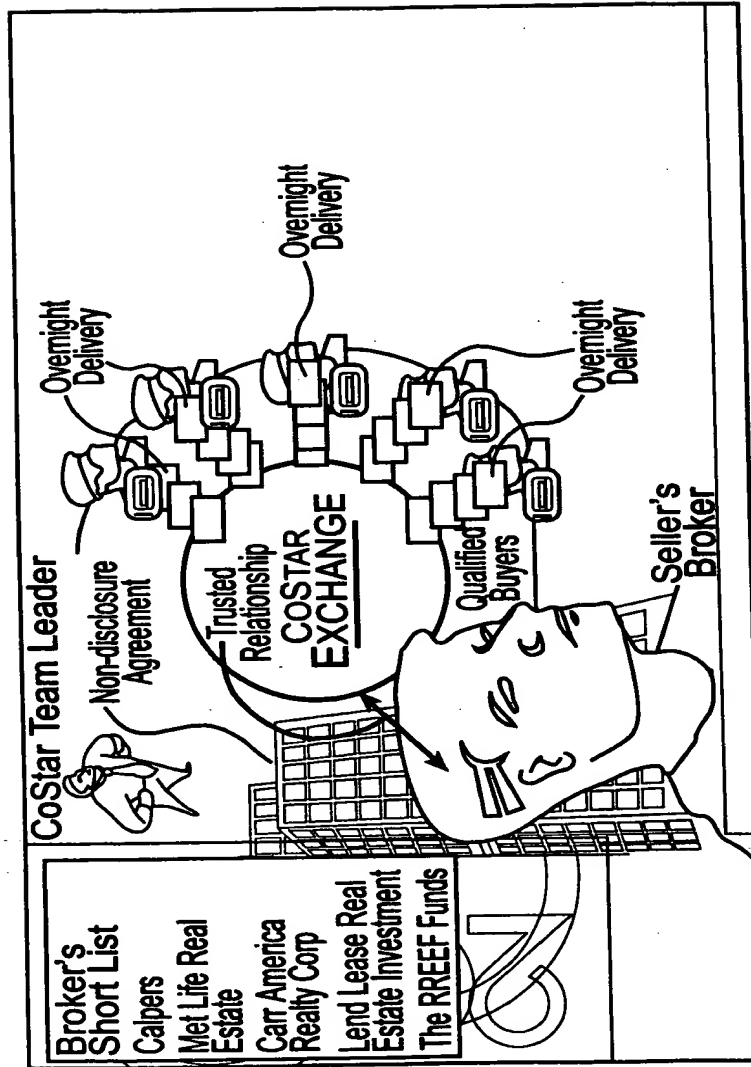


FIG.20

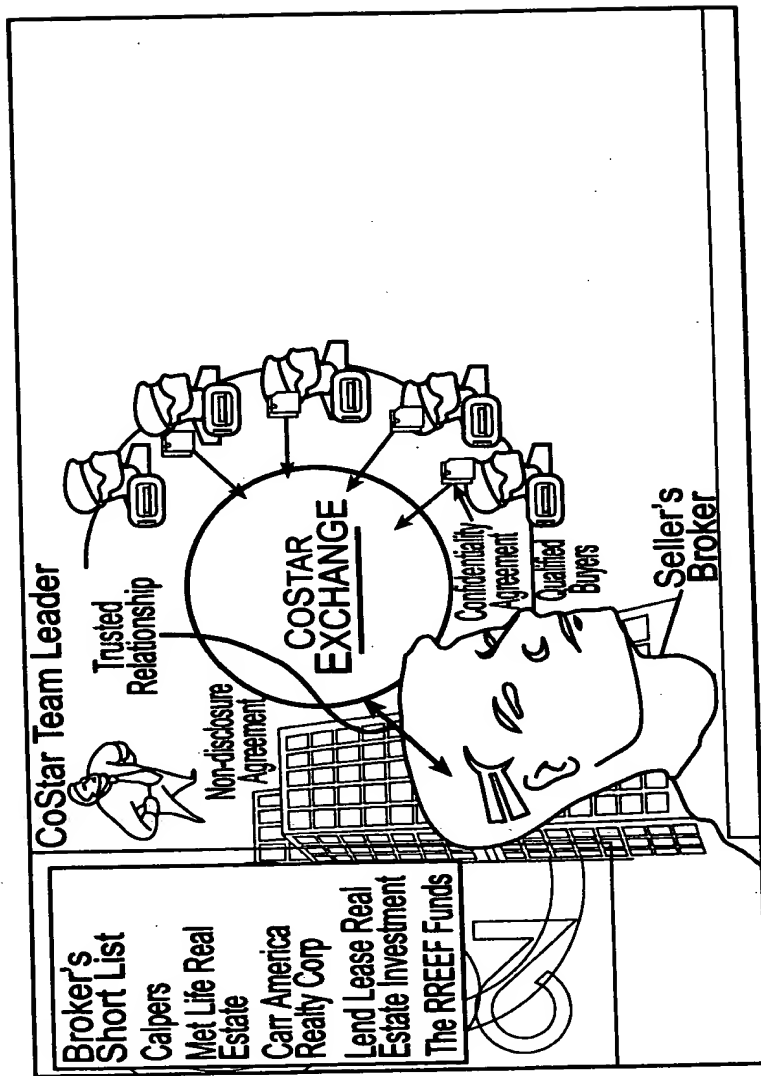


FIG. 21

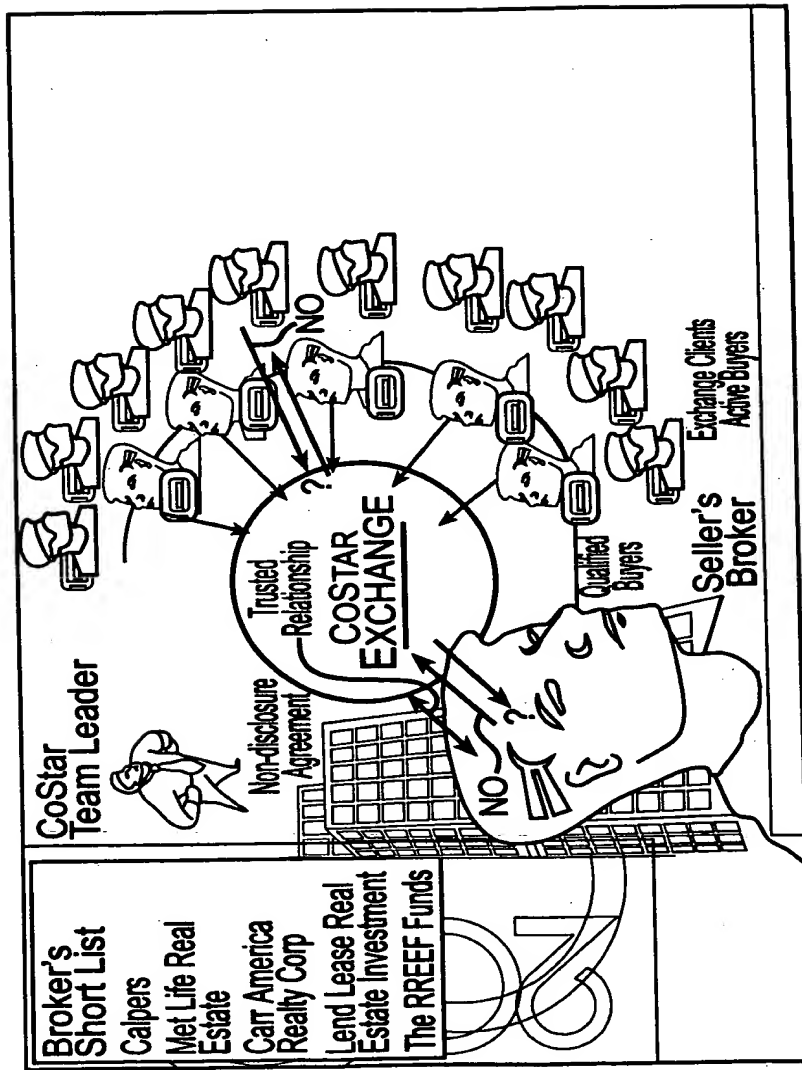


FIG.22

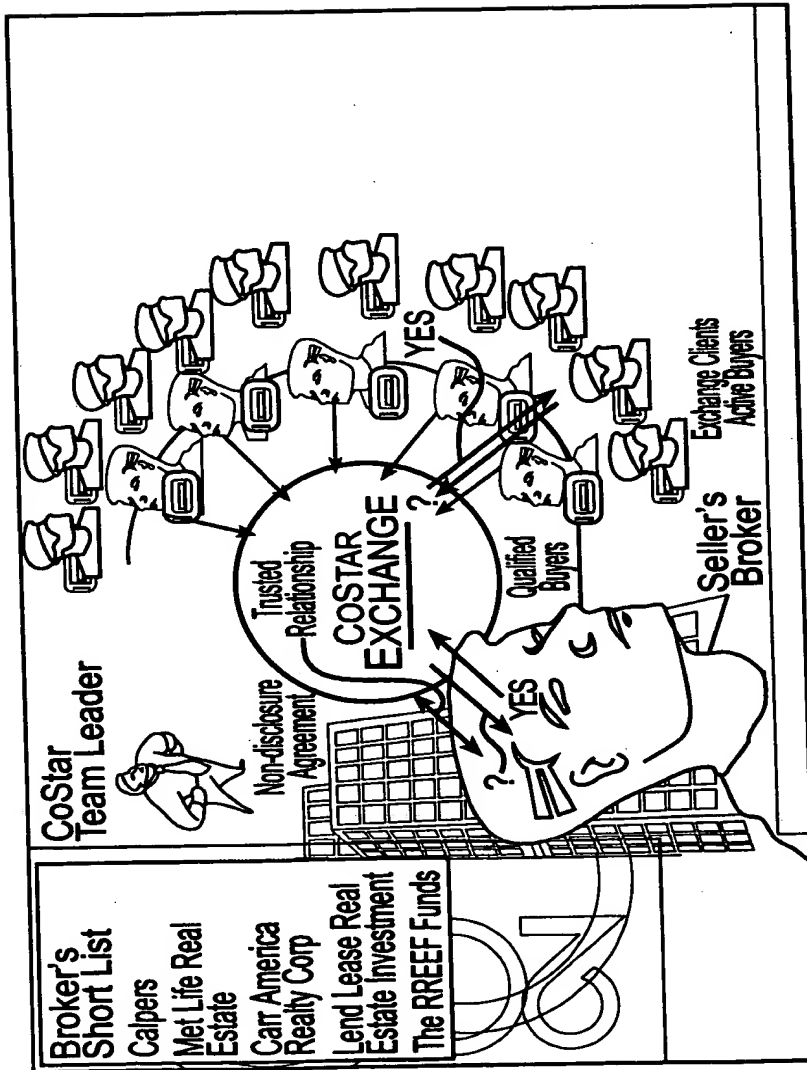


FIG. 23

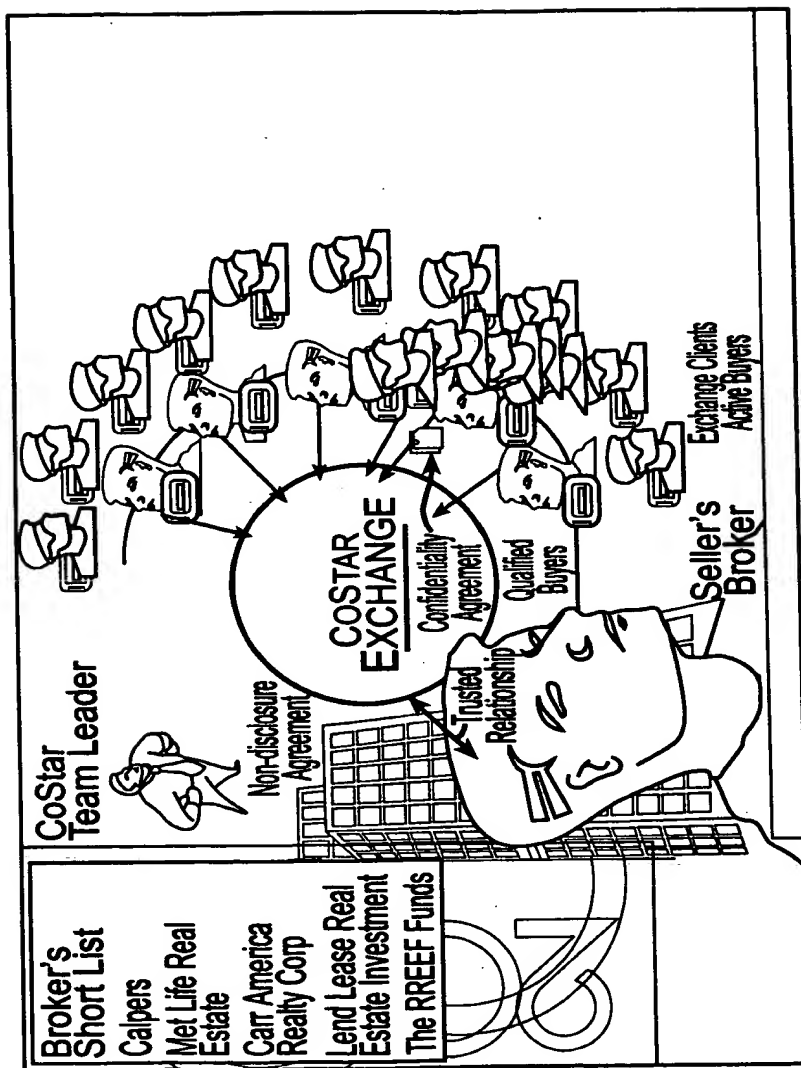


FIG.24

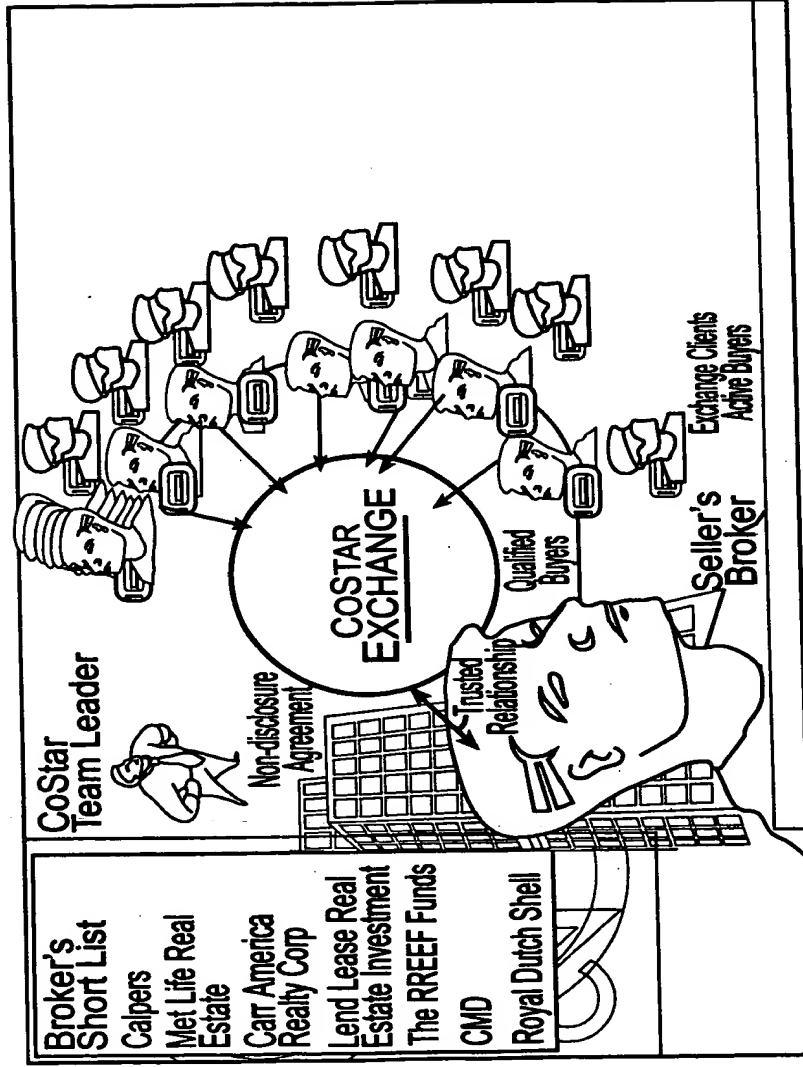


FIG.25

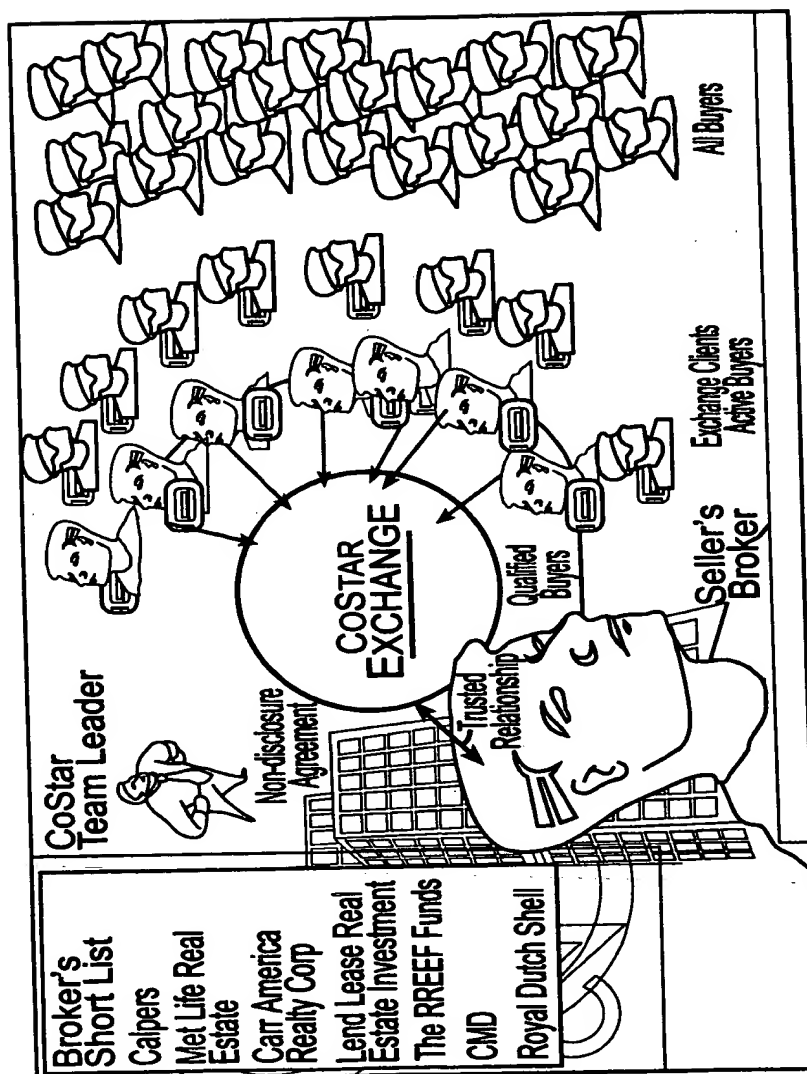


FIG.26

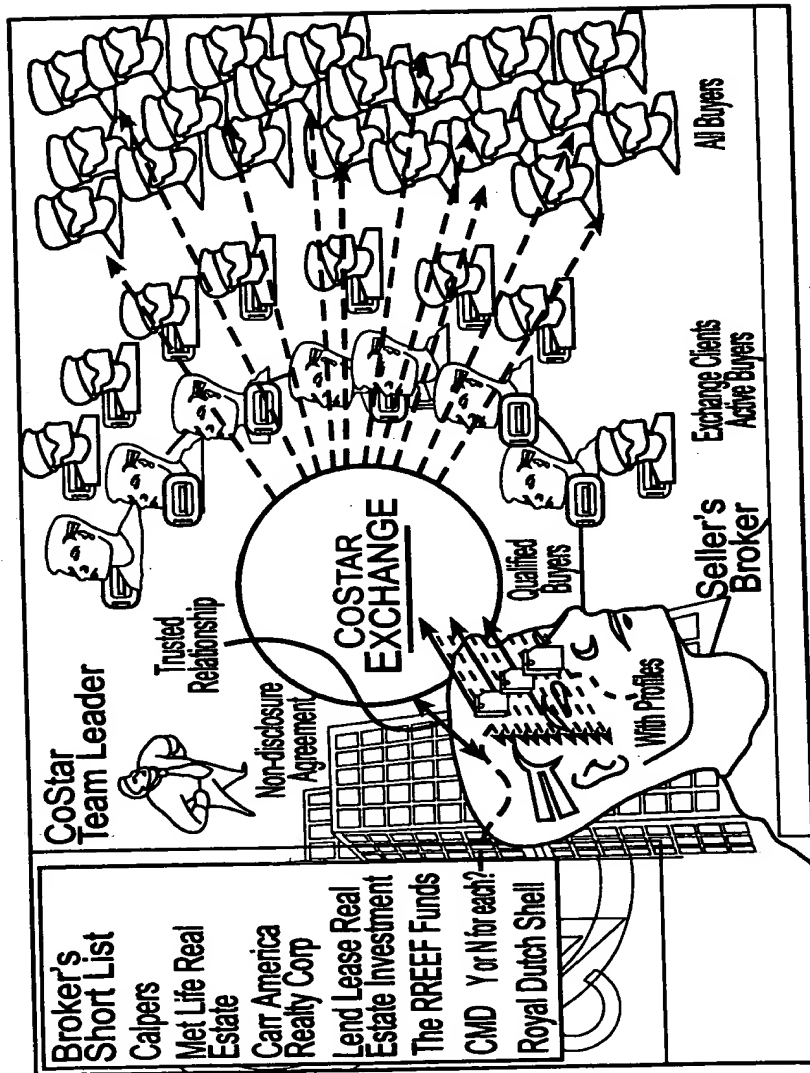


FIG. 27

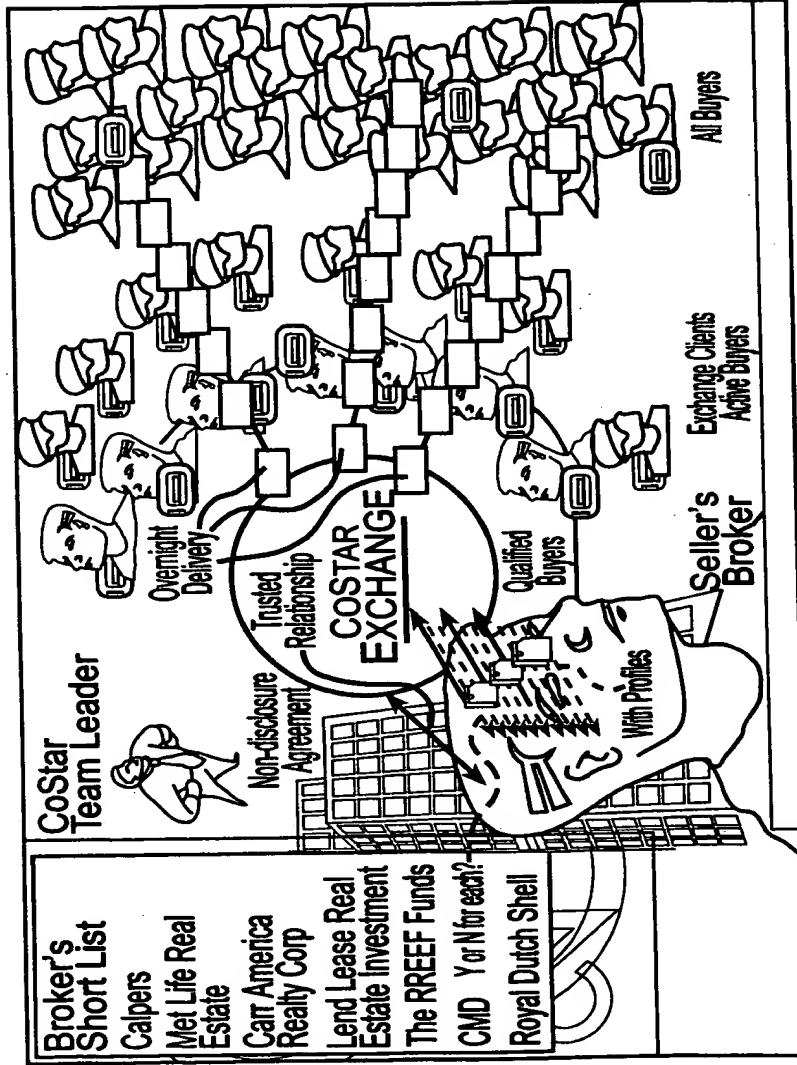


FIG.28

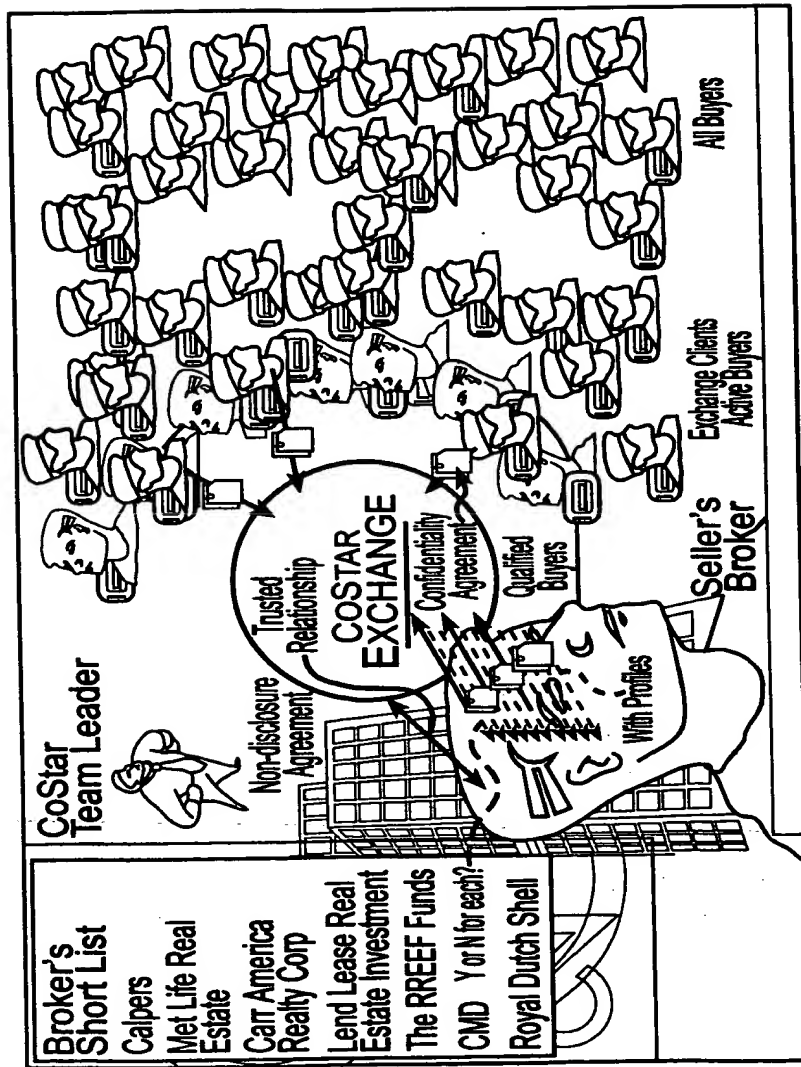


FIG.29

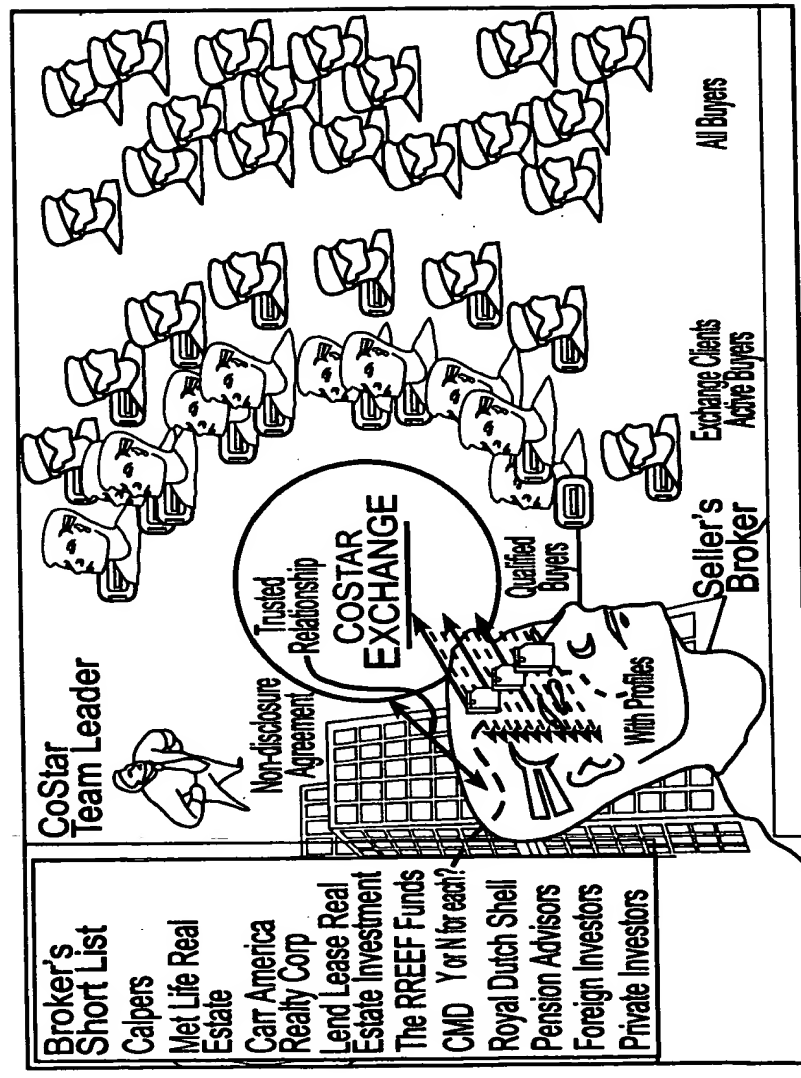


FIG.30

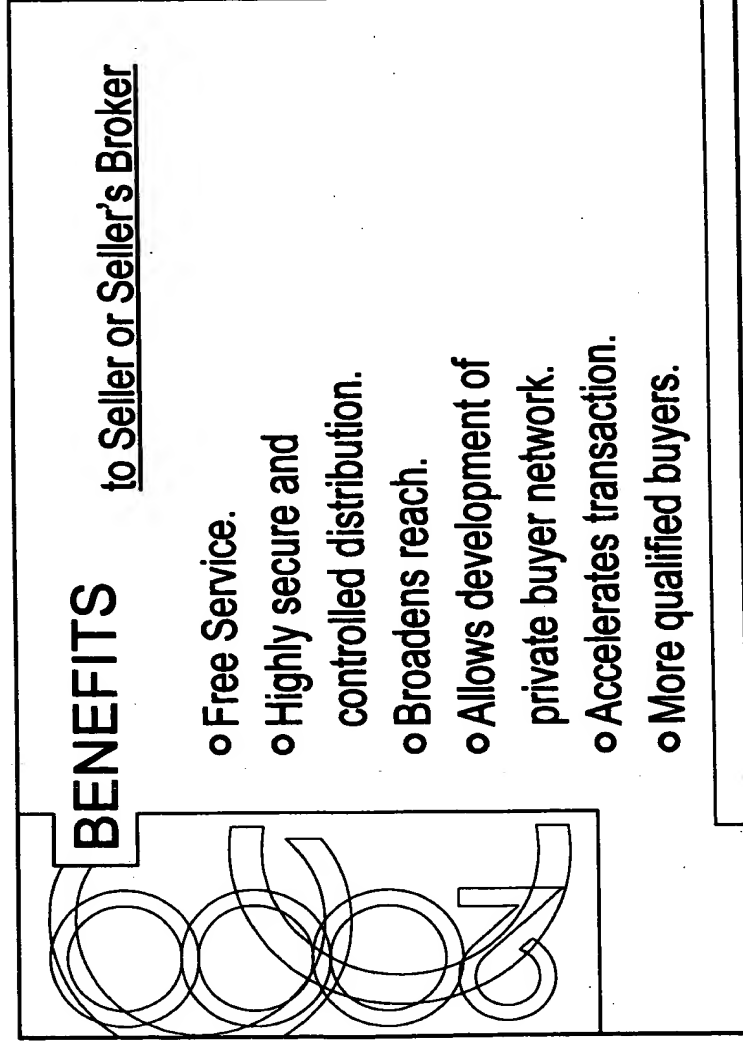


FIG.31

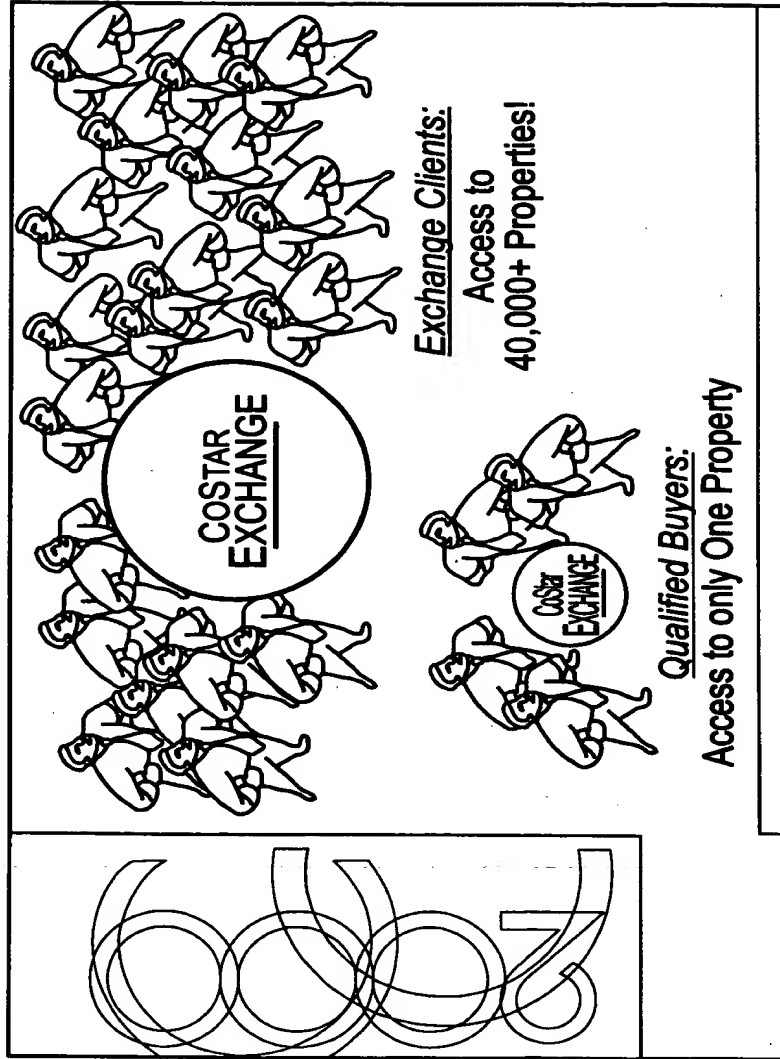


FIG.32

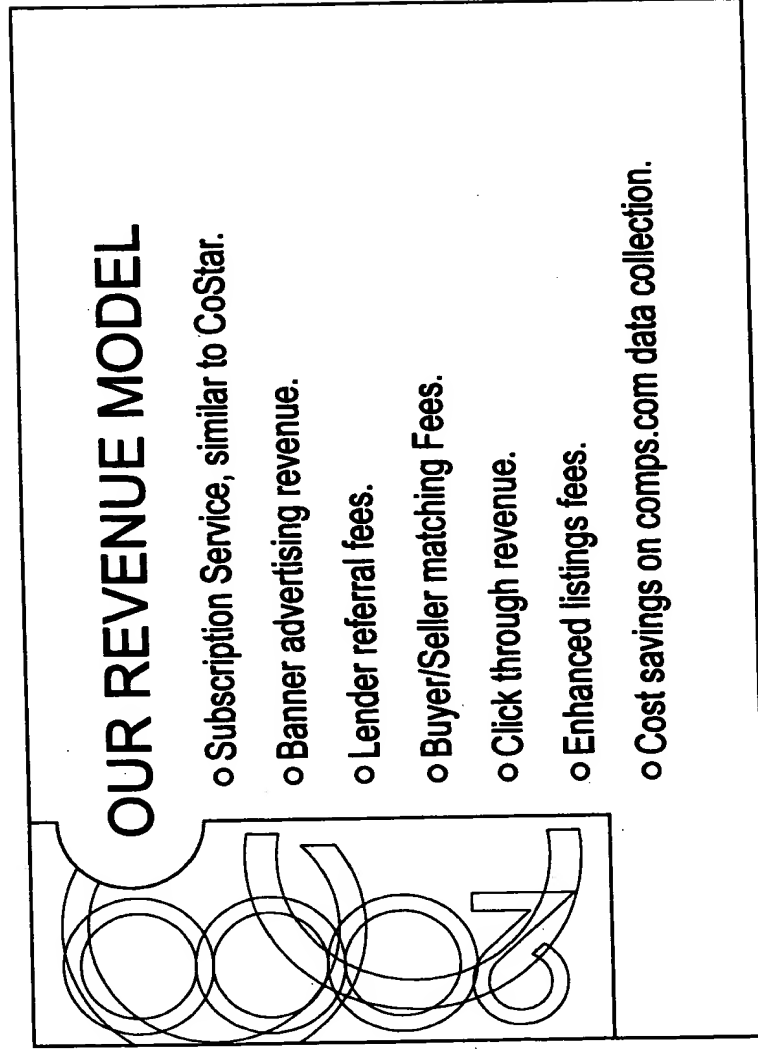


FIG.33

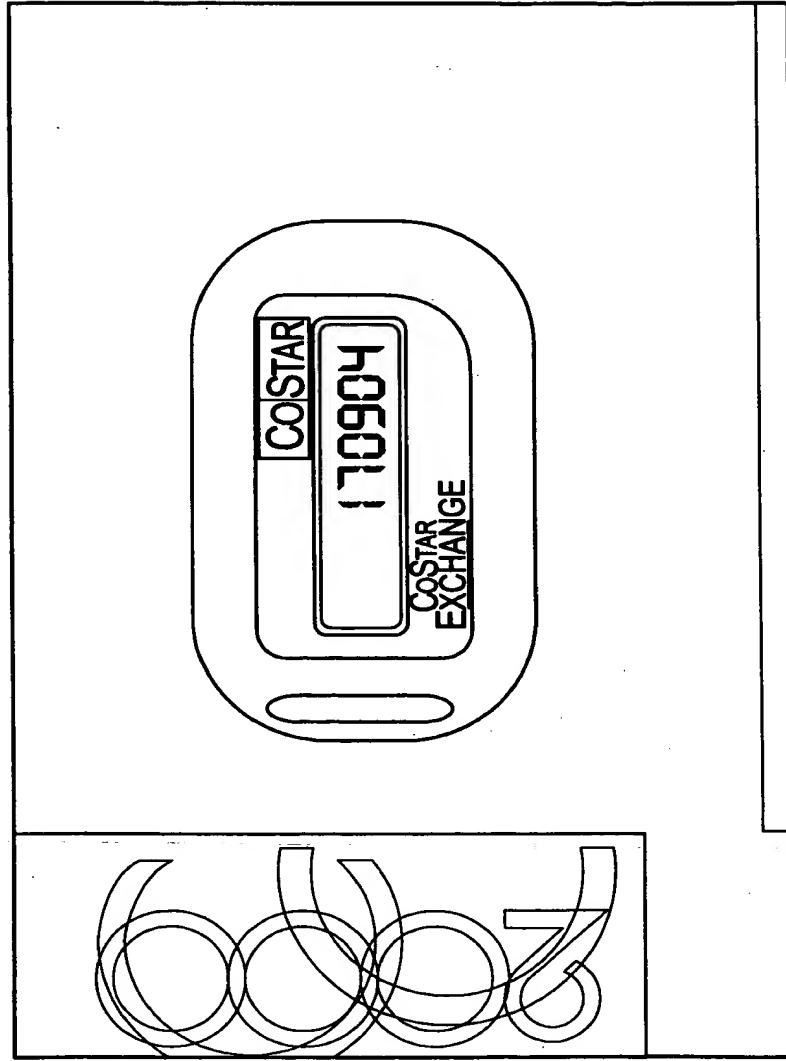


FIG.34

09973703 "101101"

100

Back Forward Stop Refresh Home Search Favorites History Mail Print Edit RealGuide Links

Address <http://www.costargroup.com/show/main/home6/default6.htm> Go

COSTAR GROUP

For Sale For Lease Tenants Sale Comps

Welcome to CoStar Exchange

COSTAR EXCHANGE
\$30.6 Billion
Commercial & Investment
Sale Properties

Lookup Property Search Database Add Listing

Saved searches, alerts, subscription membership, professional profile, demo, FAQ, Confidential listings, buyer/seller match, forms & contracts, help

Exchange is truly an industry breakthrough - with 39,417 detailed listings - integrated into the widest range of on-line services ever offered. Never before has the commercial real estate market had such capability in searching, sorting, reporting, tracking and underwriting - for so many properties.

Top News Monday, December 28, 1999

Money Centric
by Mark Heschmeyer

Forget real estate, these days REITs are making serious money in the telecom business. Some of the nation's largest property owners have been cashing in at the stock market by making targeted, pre-IPO investments in the relatively new proliferation of building-based providers of broadband communications services to businesses.
Go to full story...

Regional
Franklin Court Sold for \$115 Million

Boardroom
Where Are We Growing?

REIT
Shopping Center REITs Join Forces

Top Events
1/12/00 DC CCIM Annual Forecase

News
Market Trends
Events
Products
Company Info
Stcokholders
Support
Contact Us
Employment
Site Map

108

FIG.35

<input type="checkbox"/> Saved search list - Microsoft Internet Explorer <input type="checkbox"/> File Edit View Favorite Tools Help																									
<div style="text-align: center;"> <h2>COSTAR EXCHANGE</h2> </div>																									
<div> <div> <div>Lookup</div> <div> <div>New Search</div> <div>Saved Searches</div> <div>Add Listing</div> <div>Alerts</div> <div>Profile</div> <div>Buyer Match</div> <div>Forms/Contracts</div> <div>Demo</div> <div>FAQ</div> <div>Help</div> </div> </div> <div> <div>Saved Searches</div> <div> <p>Listed are searches that you previously saved. To view the results, click the Search Description. You can change the Notification for a search by clicking it's current status.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Created</th> <th>Notification?</th> </tr> </thead> <tbody> <tr> <td>Saved Search 1 Office for M. Smith</td> <td>01/02/99 06:01:26 PM</td> <td>YES</td> </tr> <tr> <td>Saved Search 2 Office in VA for Rob Jones</td> <td>01/02/99 08:23:22 PM</td> <td>YES</td> </tr> <tr> <td>Saved Search 3 Industrial for Mike</td> <td>01/03/99 11:54:48 AM</td> <td>NO</td> </tr> <tr> <td>Saved Search 4 Industrial in DC</td> <td>01/03/99 02:45:51 PM</td> <td>NO</td> </tr> <tr> <td>Saved Search 5 Hotels for sale in NW region</td> <td>01/03/99 03:12:43 PM</td> <td>YES</td> </tr> <tr> <td>Saved Search 6 Vacant lots on east coast</td> <td>01/05/99 01:28:23 PM</td> <td>YES</td> </tr> <tr> <td>Saved Search 7 Office, DC, MD, & VA</td> <td>01/05/99 06:31:30 PM</td> <td>YES</td> </tr> </tbody> </table> </div> <div> <Back to Results List </div> </div> </div>		Description	Created	Notification?	Saved Search 1 Office for M. Smith	01/02/99 06:01:26 PM	YES	Saved Search 2 Office in VA for Rob Jones	01/02/99 08:23:22 PM	YES	Saved Search 3 Industrial for Mike	01/03/99 11:54:48 AM	NO	Saved Search 4 Industrial in DC	01/03/99 02:45:51 PM	NO	Saved Search 5 Hotels for sale in NW region	01/03/99 03:12:43 PM	YES	Saved Search 6 Vacant lots on east coast	01/05/99 01:28:23 PM	YES	Saved Search 7 Office, DC, MD, & VA	01/05/99 06:31:30 PM	YES
Description	Created	Notification?																							
Saved Search 1 Office for M. Smith	01/02/99 06:01:26 PM	YES																							
Saved Search 2 Office in VA for Rob Jones	01/02/99 08:23:22 PM	YES																							
Saved Search 3 Industrial for Mike	01/03/99 11:54:48 AM	NO																							
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Saved Search 5 Hotels for sale in NW region	01/03/99 03:12:43 PM	YES																							
Saved Search 6 Vacant lots on east coast	01/05/99 01:28:23 PM	YES																							
Saved Search 7 Office, DC, MD, & VA	01/05/99 06:31:30 PM	YES																							
<div> <input type="checkbox"/> Done </div>																									

FIG.36

Alert Settings - Microsoft Internet Explorer	
File Edit View Favorite Tools Help	
COSTAR EXCHANGE	
Your Alert Settings	
CoStar Exchange monitors your <u>Saved Searches</u> and Alerts you when new listings are added which match your search criteria.	
<input type="checkbox"/> Saved Alerts are off.	<u>Turn Alerts on</u>
<input type="checkbox"/> There are currently 0 Saved Searches being monitored.	<u>Change</u>
<input type="checkbox"/> Alerts are sent to <u>spark@rig.com</u>	<u>Change or Test</u>
<input type="checkbox"/> CoStar Exchange will notify you once per day.	<u>Change</u>
Lookup	
New Search	
Saved Searches	
Add Listing	
Alerts	
Profile	
Buyer Match	
Forms/Contracts	
Demo	
FAQ	
Help	
Done Internet	

FIG.37

Professional Profile - Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR EXCHANGE

Lookup

New Search

Saved Searches

Add Listing

Alerts

Profile

Buyer Match

Forms/Contracts

Demo

FAQ

Help

Professional Profile

Your Professional Profile will help us customize your interactive experience on this site. Please fill it out completely. Enter any information you believe helps us to accurately reflect your professional background in commercial real estate.

All information is confidential. Your profile will be shared only with your approval when you request Propriety Listing Information or submit capabilities identification. Please read [privacy policy](#) for more details.

Thank You.

First Name:

Last Name:

Title:

Company:

E-mail Address:

Telephone:

Fax:

Address 1:

Address 2:

City:

State:

Zip:

Principal: ☒

Broker: ☐

Other CRE Professional: ☐

Memberships:

Property Interest:

☐ Office
☐ Industrial
☐ Multi-Family
☐ Hospitality
☐ Retail
☐ Land
☐ Other

Location Interests:

Transaction Range (\$): to

Purchase Structure: ☒ Leveraged ☐ Cash

Transaction History: Please summarize up to 10 key transactions you have been involved in during the past two years. Include for each: property value, type, city and closing date(s). (e.g. \$4,500,000 Office, LA, 3/99)

☐ Subscription Membership
☐ Listing Properties in Exchange
☐ Banner Advertising

Submit

FIG.38

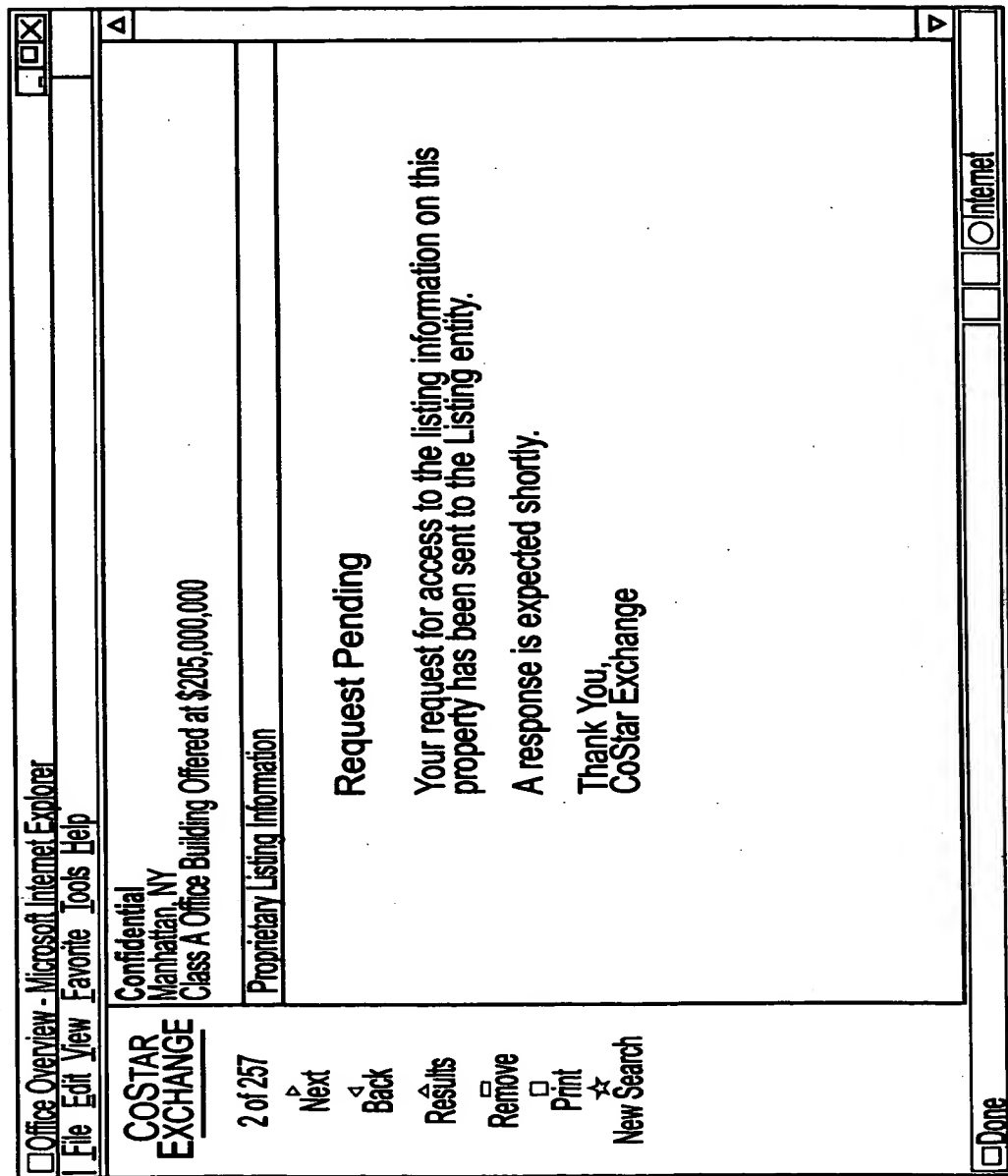


FIG.40

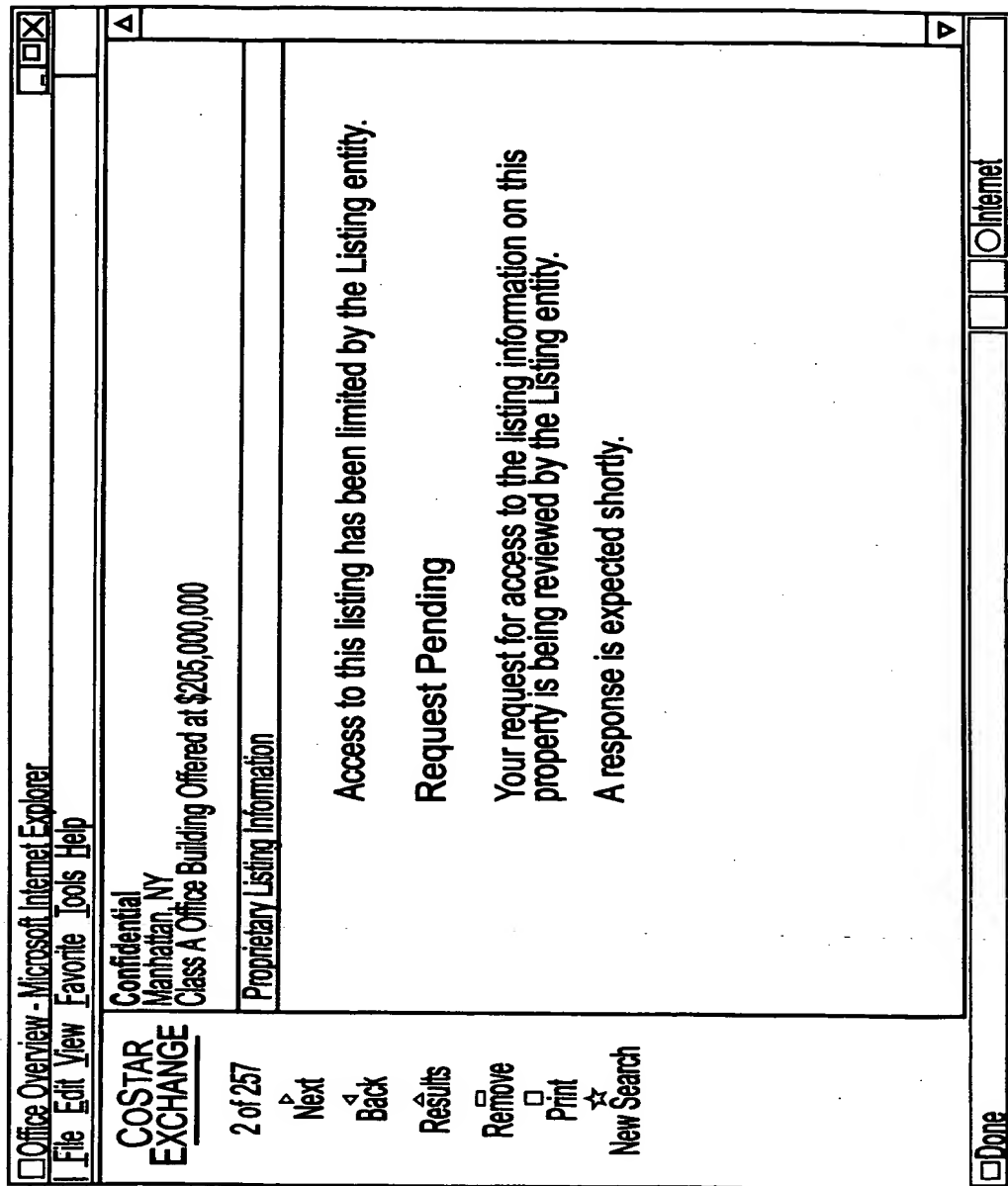


FIG.41

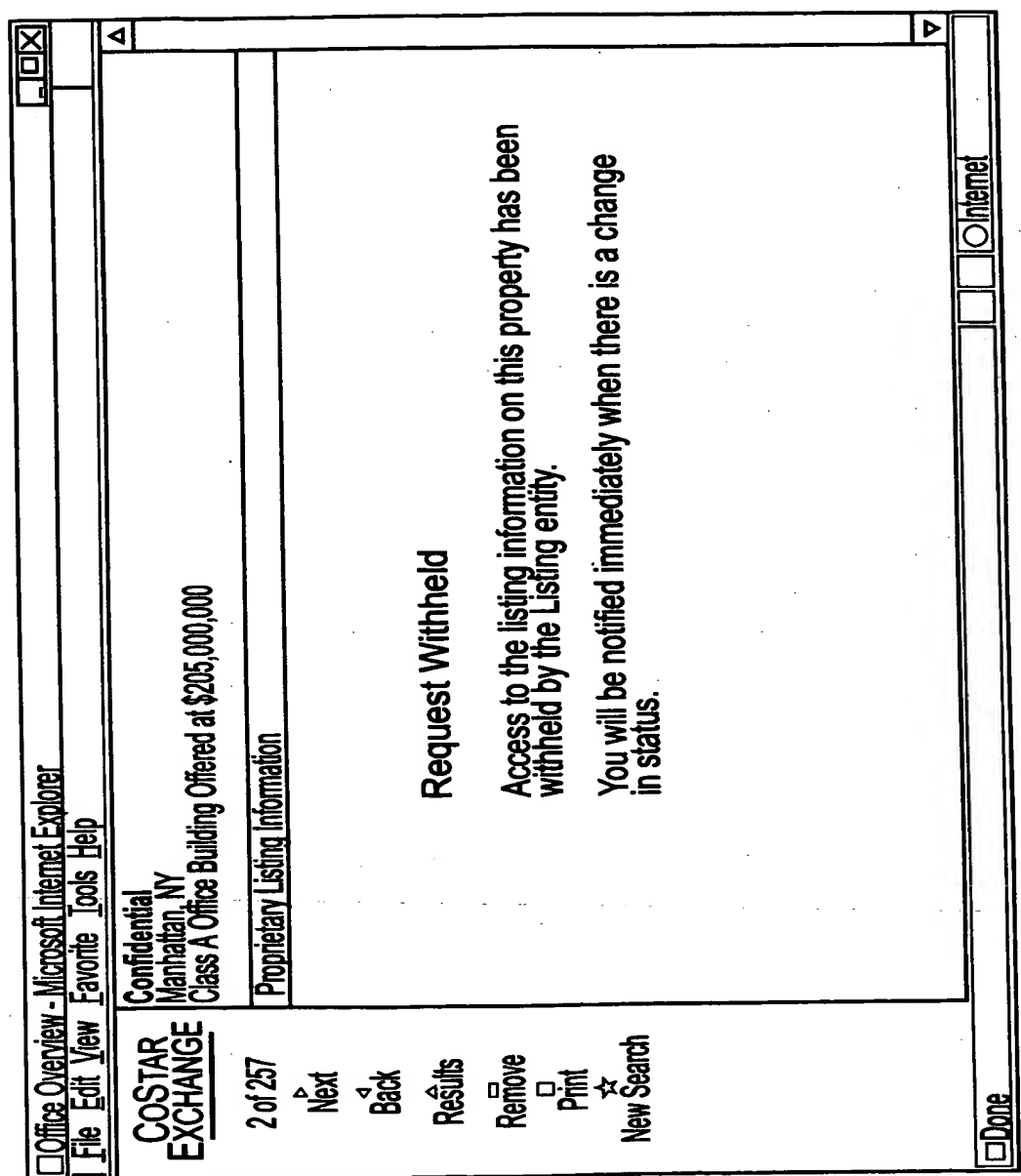


FIG. 42

FIG. 43

COSTAR EXCHANGE

Property Look Up Results List

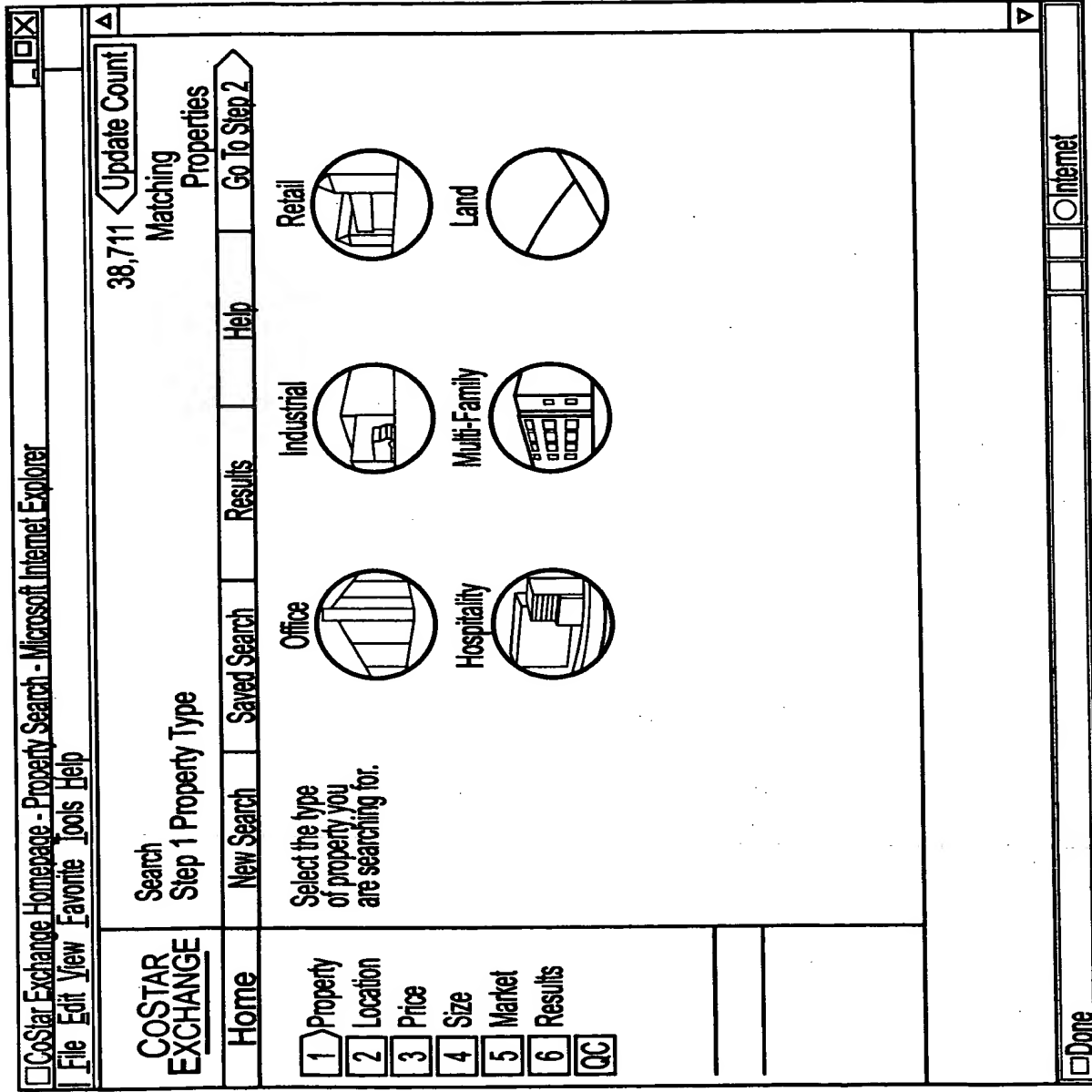
Exchange Home

Print Results

New Lookup

Address	City	St	Pric	SF Size	Price/S	Cap	Type
1287 Central Park Plz	O'Fallon	IL	\$12,500,000	141,28	\$8		Retail
520 S. Latayette Park Pl	Los Angeles	CA	\$6,200,000	88,649	\$7		Office
16350 Park 10 Pl	Houston	TX	\$5,071,220	73,712	\$6	11.00	Office
8701 Park Place Blvd	Houston	TX	\$5,000,000	148.00	\$3		Indust
16360 Park 10 Pl	Houston	TX	\$4,878,650	68,394	\$7	8.00	Office
790 Park Pl	Long Beach	CA	\$3,200,000	75,000	\$4		Indust
5121 Parkway Plaza Blvd	Charlotte	NC	\$2,550,000	23,000	\$111		Office
6-9 Park Pl	Lodi	CA	\$875,000	28,000	\$3		Indust
1975 Park Pl N	Atlanta	GA	\$600,000	10,352	\$5		Office
7627 Park Place	Green Oak Two	MI	\$525,000	11,400	\$4		Indust
1950 Park Pl N	Atlanta	GA	\$450,000	6,000	\$7		Office
Park Pl	Kissimmee	FL	\$450,000				Land
1021 Park Pl	Wilmington	DE	\$279,000	2,000	\$140		Office
11362 Monier Park Pl	Rancho Cordova	CA	\$250,000	5,000	\$5		Indust
46 Park Pl	Branford	CT	\$225,000				Land
11358 Monier Park Pl	Rancho Cordova	CA	\$213,75	3,750	\$5		Indust
1801 Park Court Pl	San Jose	CA	\$107,20	13,400	\$		Land
Park Plaza Dr	Cerritos	CA					Land
Cherry Park Dr @ Copperh...	Houston	TX					Land
Park Plaza Dr	Cerritos	CA					Land

FIG.44



104

1102

FIG. 45

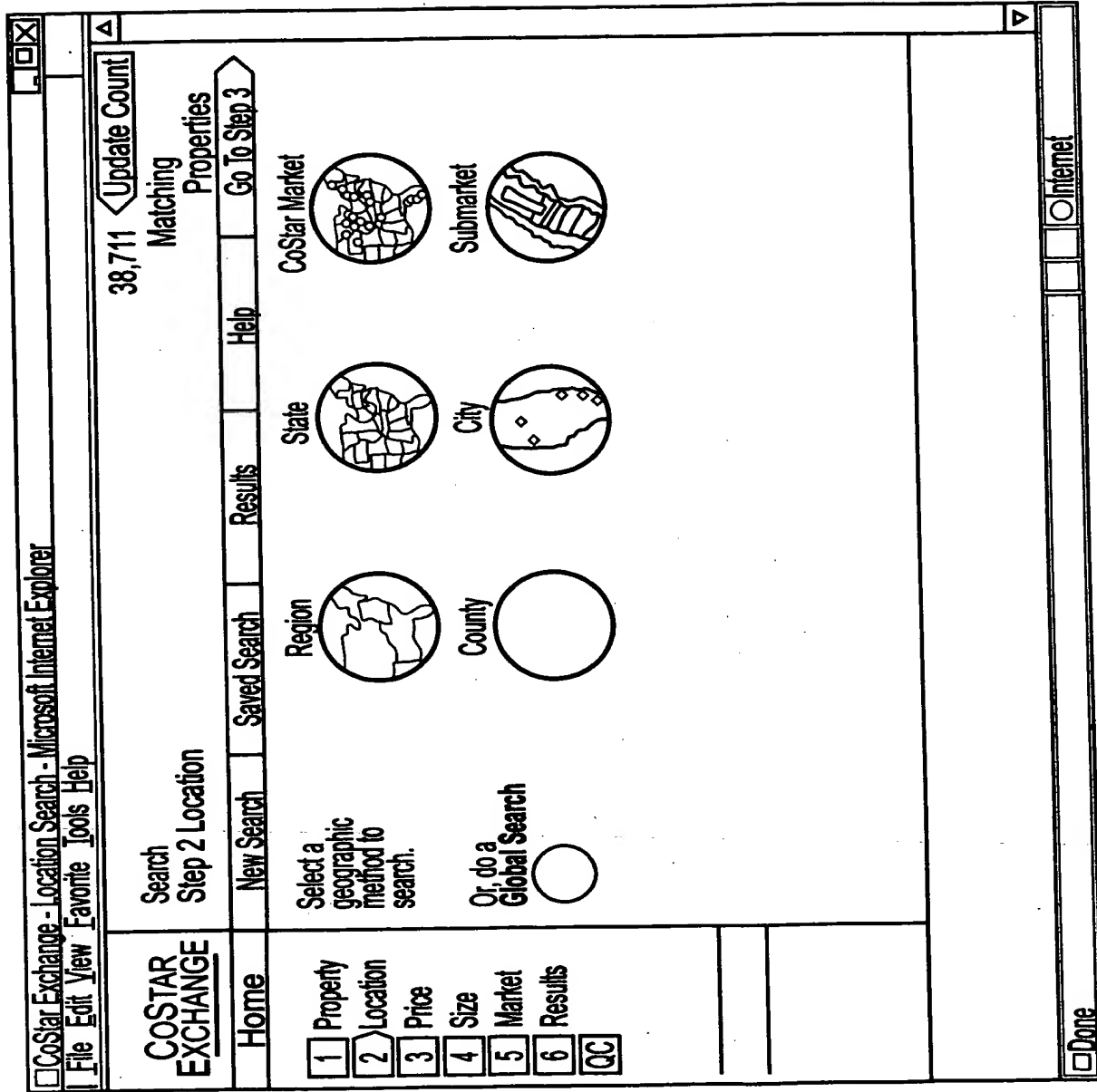


FIG.46

Search By Region

COSTAR
EXCHANGE

Search
Step 2 Location

Home

New Search

Saved Search

Results

Help

G

1

2 Location

3

4

5

6

Select one or more regions from the map:

WEST

MIDWEST

NORTHEAST

MID-ATLANTIC

SOUTHWEST

SOUTHEAST

Your Selections

West
Midwest
Southwest
Northeast
Mid-Atlantic
Southeast

Click once to select, again to clear.

↩ Select a different geographic method

FIG.47

http://208.205.186.21/Exchange/Query/Search/PriceOffice.asp - Microsoft Internet Explorer File Edit View Favorite Tools Help		38,711 < Update Count	
COSTAR EXCHANGE		Search Step 3 Price	
Home		Matching Properties Go To Step 4	
Specify the financial condition of your search. You can choose both high and low ranges or just one condition.			
1 Property 2 Location 3 Price 4 Size 5 Market 6 Results QC		New Search Saved Search Results Help	
Key Indicators		To To To %	
Sale Price Price/SF Cap Rate		\$ \$ \$	
Annual Income Values		To To To	
Gross Income Net Operating Income Pre Tax Cash Flow		\$ \$ \$	
Financing		To To To	
Down Payment Loan Amount Loan Payment		\$ \$ \$	
Assessed Values		To To To	
Assessed Land Value Assessed Improvement Total Assessed Value Ratio of Land/Improvements Asking Price/Assessed Value		\$ \$ \$ <input type="radio"/> Total <input type="radio"/> Per SF <input type="radio"/> Total <input type="radio"/> Per SF <input type="radio"/> Total <input type="radio"/> Per SF % % %	
<input type="checkbox"/> Done		<input type="checkbox"/> Internet	

FIG.48

FIG. 49

CoStar Exchange - Size Search - Microsoft Internet Explorer

File Edit View Favorites Tools Help

COSTAR EXCHANGE

Search Step 4 Size

38,711 [Update Count](#)

Matching Properties

Home New Search Saved Search Results Help Go To Step 5

Specify the size and features you want CoStar Exchange to find.

Size

Total Rentable Space SF To

Typical Floor Size SF To

Stories To

Characteristics

Year Built To

Year Built or Renovated To

Total Available SF To

Percent Leased To %

Asking Rental Rates/SF \$ To

Building Class ☐ A ☐ B ☐ C

Use ☐ Income Property ☐ Owner/User

Occupancy ☐ Multi Tenant ☐ Single Tenant

Occupancy ☐ Multi Tenant ☐ Single Tenant

Building Status ☐ Existing ☐ Under Construction ☐ Proposed

Flex Buildings ☐ Do Not Include

Company

Listing Brokerage Company

☐ Done ☐ Internet

FIG.49

FIG.50

FIG. 51

Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR
EXCHANGE

Lookup

New Search

Saved Searches

Add Listing

Alerts

Profile

Buyer Match

Forms/Contracts

Demo

FAQ

Help

Saved Search

Related Tasks

Saving your search saves the conditions of the current search making it easy for you to re-run this search again later.

1 Enter a descriptive name for this search. You'll use this name to find it again later.

Saved Search #1

2 Would you like CoStar Exchange to automatically Alert you when new properties are added that match the conditions in this search?

Yes No

Save

Setup my Alerts

Work with Other Searches I've saved

Done

Internet

FIG. 52

FIG. 53A

**COSTAR
EXCHANGE**

- of
- Next
- Back
- Results
- Remove
- Print
- ☆
- New Search

9911 West Pico Blvd
Century Park Center
 Los Angeles, California
 Class A Office Building of 282,000 SF Offered at \$49,500,000

Overview Financial Tenants Market Comps Map



Building

Investment Summary

Price:	\$49,500,000	Building Size:	282,000SF
Price/SF:	\$175.98	Land Area:	16,560SF
Cap Rate:	8.52%	Year Built:	1973, Renov 1987
Percent Leased:	96.0%	Sales Status:	Under Contract

Highlights

The property offers upside potential in the rental income. It has maintained historically high occupancy of 90% or greater. Credit tenants account for 65% of the leased space and included Source Capital and several others. The building was completely renovated in 1987 at a cost of over \$6,000,000.



Lobby

Property Description

Building Size:	282,000SF	Building Class:	Class A
Number of Floors:	16	Land Area:	16,560SF
Typical Floor Size:	13,200SF	Lot Dimensions:	120x180
Core Factor:	11.4%	Building FAR:	13.2
Elevators:	4	Zoning:	LAC2-IVL&O



Floor Plan

Percent Leased:	96.0%	Parking Ratio:	3.8:1000SF
Available Space:	55,731SF	Open Parking:	350
Vacant Space:	23,000SF	Covered Parking:	722
Number Tenants:	33	Parking Spaces:	1,072
Avg Tenant Size:	8,545SF	Parking Rates:	\$120 Reserved

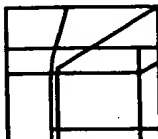


Aerial

► Tenants enjoy ocean views and mountain views from all floors. The property is conveniently located between Century Park East and Roxbury Drive.

Assessment Values

Assmt Land:	\$24,150,000	Property Tax Rate:	1.023%
Assmt Improvements:	\$10,350,000	Annual Property Tax:	\$560,000
Total Assmt:	\$34,500,000	Property Tax/SF:	\$2.01



Map

Location

Metro Market: **Los Angeles**
 County: **Los Angeles**
 Submarket: **West Los Angeles**
 Zip Code: **90035**

Map Book/Page: **41-C-15**
 Block/Lot: **Not Specified**
 Parcel Number: **413-01-297**

► Comments about the location will go here

CONT. ON FIG. 53B

FIG. 53A

FIG. 53B

CONT. FROM FIG. 53A

Downloads	Building Team
Financial	Property Manager: Arden Realty
Risk & Sensibility	Developer: NoSpecified
Pro Forma Income	Architect: GenslerAssoc
Cash Flow Assumption	CoStar Contact: Andrew Harris
10 Yr Cash Flow Schedule	(301)917-1970 (phone)
Tenant	(800)603-1301 (fax)
Rent Roll	Transaction Guidelines
Other Tenant Info	Sales Status: UnderContract
PIX Tour	Marketing: October7,1999-December14,1999
Pico & Elm Lobby	Final Offers: January15,2000
	Contract Signing: February15,2000
	Closing: April15,2000
	Active on Exchange: October28,1999
	Last Update: November11,1999
	Days on Market: 38
	Presented By
	BeitlerRealtyServices
	825S.Barrington
	LosAngeles,CA90025
	BarryBeitler
	310-820-2955(phone)
	310-820-2956(fax)
	www.beitler.com

FIG.53B

09973703-101101

Office Financial - Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR EXCHANGE

2 of 257

Next

Back

Results

Remove

Print

New Search

9911 West Pico Blvd.

Century Park Center

Los Angeles, California

A 282,000 SF Office Building Offered at \$49,500,000

Overview

Financial

Tenants

Market

Comps

Map

Financial Overview

Price: \$49,500,000

Price/SF: \$175.98

Use: Income Property

Cap Rate: 8.52%

Financial Worksheet

Change a field in the worksheet and click "calculate" to refresh the section with new numbers.

Down Payment: \$2,308,150

New Loan: \$20,000,000.00

Net Operating Income: \$1,000,000

Loan Payment: \$520,012

Pre-Tax Cash Flow: \$172,433

Price: \$20,000,000

Cap Rate: 5.00 %

Down Payment: 30 %

Interest Rate: 0.00 %

Loan Term: 30

Calculate

Income & Expense

Gross Income: \$6,627,000

Other Income: \$1,405,000

Vacancy Allowance: \$(401,600)

Operating Expenses: (\$3,418,200)

Net Operating Income: \$4,218,200

Loan Payment: \$(3,381,948)

Pre-Tax Cash Flow: \$836,252

Taxes: \$560,000

Insurance: \$109,784

Utilities: \$871,090

Wages: \$423,691

Maintenance: \$409,000

Management: \$275,000

Misc/Reserves: \$813,635

Total Est Expenses: (\$3,412,200)

Current Asking Rent/SF: \$26.10

Est Average Rent/SF: \$23.50

Est Expenses/SF: \$12.10

Existing Financing

Lender: First Union

Loan Payment: \$88,368

Due Date: November 1, 2027

Existing Loan: \$925,000

Interest Rate: 8.0

Loan Term: 30

Done

Internet

FIG.54

09973703-10101

☐ Office Tenants - Microsoft Internet Explorer

File Edit View Favorite Tools Help

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 New Search

9911 West Pico Blvd.
 Century Park Center
 Los Angeles, California
 A 282,000 SF Office Building Offered at \$49,500,000

Overview Financial Tenants Market Comps Map

Tenant information provided by CoStar Tenant

Tenants Tracked		Occupancy SF	Bldg %	Industry	Expires	Est Rent
102	Tenant Healthcare	30,688	10.9%	Health	1/2/03	\$21.00
205	Micromedia New England Corporation	13,850	4.9%	Media		
550	Source Capital	13,841	4.9%	Financial		
110	US Post Office			Government		
200	24 Hour Fitness			Retail		
300	Hoover & Chase Attorneys			Legal		
920	Eagle Financial			Legal		
1600	Mario's Nightclub			Service		
Tenant Subtotals:		74,880	26.5%			
Unspecified Tenants:		147,389	52.3%			
Vacant Space:		55,731	19.8%			
Building Total:		282,000	100.0%			

Tenant Analysis

Tenants in Building:	33	Percent Occupied:	96.0%
Average Tenant Size:	8,554 SF	Est Rollover Next 12 Months:	25,450 SF
Average Lease Term:	31 Months	Est Rollover next 36 Months:	36,500 SF
Est Average Rent/SF:	\$23.50	Current Asking Rent/SF	\$26.10

Tenant Notes

Any tenant notes will go here and if there are none, this section will be suppressed.

☐ Done
 ☐ Internet

FIG.55

09973703 101101

Office Market - Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR EXCHANGE

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9911 West Pico Blvd.

Century Park Center

Los Angeles, California

A 282,000 SF Office Building Offered at \$49,500,000

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Market information provided by CoStar Property

Size Vacancy

	Subject Property	Class A Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Number of Buildings:	1	320	1,268	7,225
Total Rentable Space:	282,000 SF	42,084,970 SF	61,790,134 SF	338,590,353 SF
Average Building Size:	282,000 SF	131,515 SF	48,731 SF	46,864 SF
Average Tenant Size:	8,545 SF	7,500 SF	7,105 SF	6,642 SF
Average Building Age:	26 YRS	21 YRS	19 YRS	17 YRS
Percent Leased:	96.0%	94.6%	91.0%	85.8%
# Available Spaces:	12	854	1,426	9,476
Available Space:	23,000 SF	4,372,598 SF	7,836,351 SF	58,802,084 SF
Avg Available Space:	23,000 SF	36,500 SF	21,500 SF	22,000 SF
Vacant Space:	23,000 SF	2,932,402 SF	4,483,173 SF	42,846,930 SF
Avg Vacant Space:	23,000 SF	35,000 SF	24,500 SF	23,000 SF
Vacancy Rate:	8.20%	5.40%	6.20%	11.75%
Vacancy YAG:	4.60%	8.70%	8.50%	13.20%
Vacancy Rate vs YAG:	-3.60	+3.30	+2.30	+1.55

Inventory/Absorption

	Subject Property	Class A Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Total Existing Space:	282,000 SF	40,290,320 SF	59,711,779 SF	326,853,331 SF
Under Construction:	0	1,135,000 SF	1,193,000 SF	3,783,310 SF
Renovation:	0	391,328 SF	559,972 SF	1,718,345 SF
Proposed:	0	268,322 SF	325,383 SF	6,235,367 SF
Total Rentable Space:	282,000 SF	42,084,970 SF	61,790,134 SF	338,590,353 SF
12 Months Gross Absp:	40,174 SF	3,698,607 SF	15,811,532 SF	24,260,592 SF
12 Months Net Absp:	15,656 SF	848,195 SF	3,604,829 SF	2,302,255 SF

Price/Rate

	Subject Property	Class A Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Avg Asking Price/SF:	\$175.98	\$181.90	\$128.60	\$101.55
Avg Asking Rents:	\$26.10	\$30.60	\$30.36	\$28.25
Avg Asking Rents YAG:	\$28.10	\$34.85	\$32.57	\$29.85
Rent Change vs YAG:	+\$2.00	+\$3.45	+\$2.51	+1.16

Updated October 28, 1999

Done

Internet

FIG.56

Office Comps - Microsoft Internet Explorer

File Edit View Favorite Tools Help

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New Search

9911 West Pico Blvd.

Century Park Center

Los Angeles, California

A 282,000 SF Office Building Offered at \$49,500,000

Overview

Financial

Tenants

Market

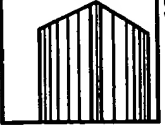
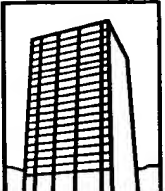
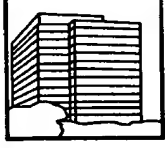
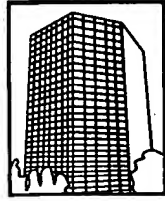
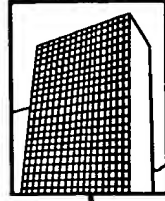
Comps

Map

Comparable sales information provided by Comps, Inc.

Comparable Sale Properties

Show Comparable Properties Sorted by: 2306

Address	City	Distance	Building Size	Year Built	Sale Price	Price/SF	Cap Rate	Sale Date
 <div> <div>9911 West Pico Blvd • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 245,413 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1981</div> </div> <div> <div>Price: \$49,500,000</div> <div>Price/SF: \$199.83/SF</div> <div>Cap Rate: N/A</div> </div> <div> <div>Subject Property</div> <div>Full Details</div> </div> </div>								
 <div> <div>100 Wilshire Blvd • GTE Building • Santa Monica, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 245,414 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1968</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$177.65/SF</div> <div>Cap Rate: N/A</div> <div>Sale Date: June 3, 1996</div> </div> <div> <div>Buyer: Lehman Brothers Partnership Corporation</div> <div>0.1 miles from Subject</div> <div>Full Details</div> </div> </div>								
 <div> <div>401 Wilshire Blvd • First Federal Square • Santa Monica, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 325,249 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1971</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$177.65/SF</div> <div>Cap Rate: N/A</div> <div>Sale Date: June 5, 1996</div> </div> <div> <div>Buyer: Douglas Emmett</div> <div>0.1 miles from Subject</div> <div>Full Details</div> </div> </div>								
 <div> <div>11755 Wilshire Blvd • Wilshire Landmark I • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 317,249 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1986</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$173.77/SF</div> <div>Cap Rate: 8.00%</div> <div>Sale Date: June 15, 1998</div> </div> <div> <div>Buyer: CALSTRS</div> <div>0.4 miles from Subject</div> <div>Full Details</div> </div> </div>								
 <div> <div>1900 Avenue of the Stars • Wilshire Landmark I • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 596,384 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1969/1992</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$173.77/SF</div> <div>Cap Rate: 8.00%</div> <div>Sale Date: June 28, 1998</div> </div> <div> <div>Buyer: Divco West Properties</div> <div>0.5 miles from Subject</div> <div>Full Details</div> </div> </div>								

Done

Internet

FIG.57

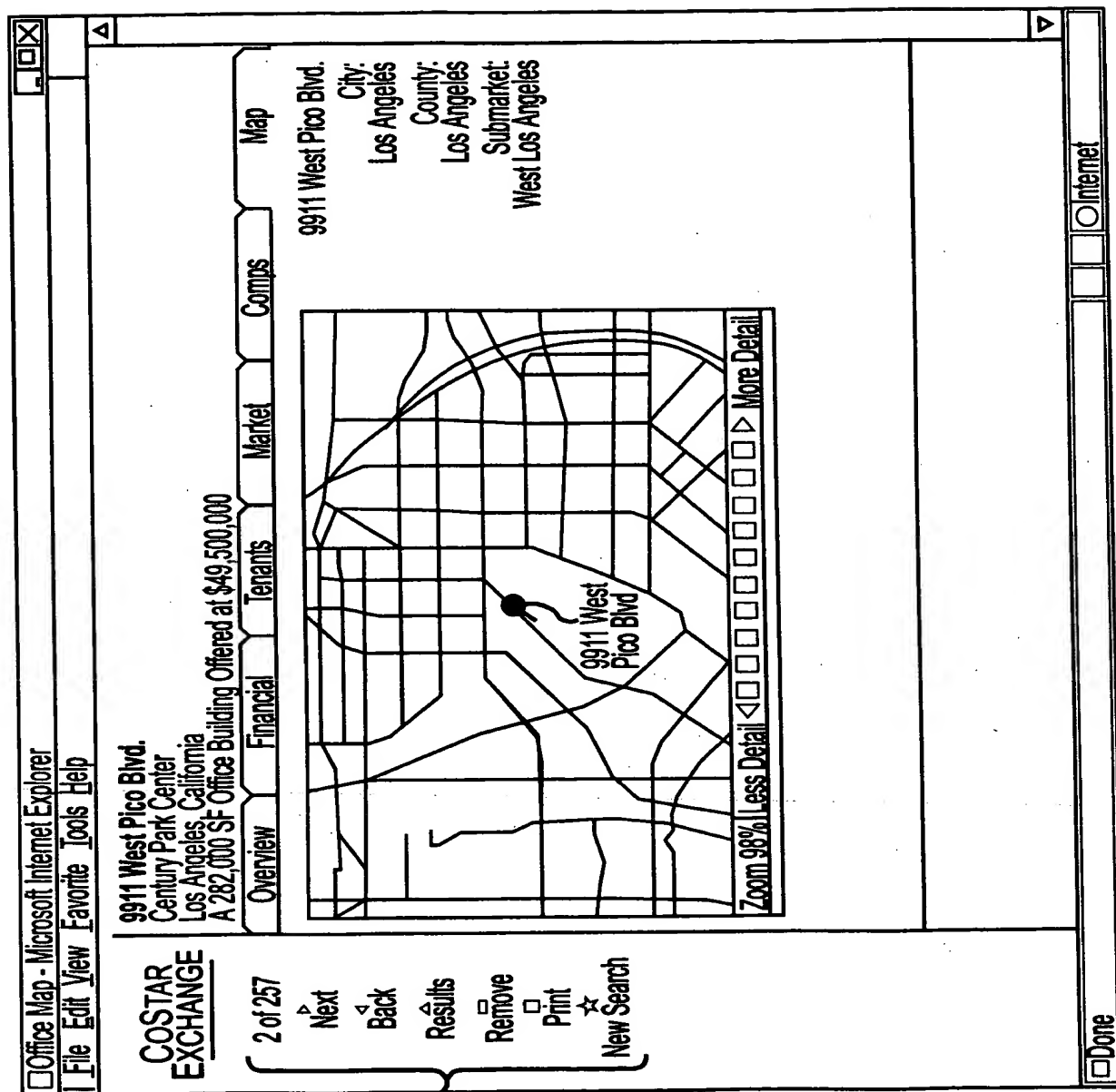
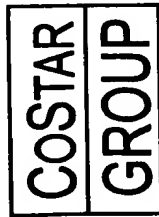


FIG.58



Product & Services Corporate Info Support Contact Us Site Map

Building Questionnaires

Please select the type of property you wish to profile in CoStar Property:

o For Lease Properties

- o Office
- o Industrial

- o Office
- o Industrial

o For Sale Properties

- o Coming Soon!

If you prefer to fax your questionnaire, click on the link to download the corresponding form in PDF format.

Please note: Data that is submitted by this questionnaire will be transmitted to CoStar Group's Research Division for entry into CoStar Property. This does not submit data directly into CoStar Property. For more information, please contact CoStar Group at info@costargroup.com.

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FIG.59

**COSTAR
GROUP**

Office Building Questionnaire

Site Map

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Product & Services

Basic Building Information

NOTE: Fields in **boldface** are required

Entered By E-mail Address

Jo Do do@do.com

Building Address

Do Building

Building Name Building Park

City State Zip Code

Washington DC 20004

Building Status

Building Type

☐ Existing ☐ Office

☐ Under Construction ☐ Condo/Coop

☐ Under Renovation ☐ Professional/Medical

☐ Proposed

☐ Land

Total Rentable Building Area SF

10,000

Stories

5

Land Area

Year Built

OSF Acres

Typical Floor Size SF

Owner Occupied

O Yes No

Zoning

Tenancy

O Multi Single

Year Renovated

☒ I am the Leasing Contact

Building Web Site Address

Submarket

County

DC

Parking

Parking Ratio: /1000

Covered: Yes No

Monthly Rate: \$

Surface: Yes No

Monthly Rate: \$

FIG.60

Loss/Core Factor
%

Elevator
☐ Passenger

☐ Freight
#

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FIG.61

**COSTAR
GROUP**

Product & Services Corporate Info Support Contact Us Site Map
Office Building Questionnaire Suite Level Information Page 2 of 6

Floor <input type="text"/> Suite <input type="text"/>		Square Feet Available Total <input type="text"/> Max Contiguous on Floor <input type="text"/>		Space Type: <input checked="" type="radio"/> Relet/Direct <input type="radio"/> Office <input type="radio"/> New <input type="radio"/> Office/Retail <input type="radio"/> Sublet <input type="radio"/> Retail <input type="radio"/> Medical Lease Term or Sublet Through Date <input type="text"/>	
Smallest <input type="text"/>		Is Divisible <input type="text"/>		Occupancy <input type="text"/> / <input type="text"/>	
Rent/SF (<input type="radio"/> Annually <input type="radio"/> Monthly) <input type="text"/>		Services <input type="text"/>		120 Days <input type="text"/> / <input type="text"/>	
\$ <input type="text"/> To \$ <input type="text"/>		Suite Notes: <input type="text"/>			

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FIG.62

COSTAR

GROUP

Product & Services Corporate Info Support Suite Level Information

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Page 2 of 6

Office Building Questionnaire

Floor	Suite	Square Feet Available		Space Type:	Space Use:
LBBY	Smallest	Total	Max Contiguous	Relet/Direct	Office
	5,000	(Not Divisible)	on Floor		
Rent/SF	Occupancy	5,000	2,500		
Services	120 Days				
To					
Suite Notes:					

Square Feet Available		Space Type:		Space Use:	
Total	Max Contiguous	Relet/Direct	Office		
Is Divisible	on Floor	New	Office/Retail		
		Sublet	Retail		
			Medical		
			Lease Term or		
			Sublet through Date		

Floor	Suite	Smallest	Occupancy
BSMT			120 Days

Rent/SF (☐ Annually ☐ Monthly) Services

\$ To \$ / /

Suite Notes:

Space Summary:
 Total SF Available: 5,000
 Min. Contiguous Available: 5,000
 Max. Contiguous Available: 2,500

FIG.63

COSTAR

GROUP

Product & Services

Corporate Info

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Page 3 of 6

Office Building Questionnaire

Listing Contacts

Listing Company

Address

City, State, ZIP

Agent One

to do

Title

Phone Number (w/ Area Code)

Ext

E-Mail Address

do@do.com

Agent Two

Title

Phone Number (w/ Area Code)

Ext

E-Mail Address

Phone Number (w/ Area Code)

Ext

Fax Number

Web Address

Agent Three

Title

Phone Number (w/ Area Code)

Ext

E-Mail Address

Clear

Building Team>>

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FIG.64

COSTAR GROUP

Product & Services Corporate Info Office Building Questionnaire Building Team

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Page 4 of 6

Owner

Address

City, State, ZIP

Phone No. Ext

Architect Web Address

Phone No. Ext

Developer Web Address

Phone No. Ext

Management Company

Address

City, State, ZIP

Phone No. Ext

Property Manager

Phone No. Ext

Asset Manager

Phone No. Ext

On-Site Management
☐ Yes ☐ No
REIT Owned
☐ Yes ☐ No

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FIG.65

COSTAR

GROUP

Product & ServicesCorporate InfoSupport

Office Building QuestionnaireMarketing Notes/Amenities

Marketing Notes

Amenities

Atrium

Auditorium

Balconies

Banking

Commuter Rail

Concierge

Conference Facility

Convenience Store

Click once to select, again to deselect

Cancel

<<Building Team

Clear

Major Tenants>>

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Page 5 of 6

FIG.66

COSTAR

GROUP

Product & Services Corporate Info

Office Building Questionnaire Major Tenants

Support Site Map

Page 6 of 6

Major Tenant Name Square Feet

1. Add

Cancel <<Amenities/Mkt Notes

Clear Submit Questionnaire

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FIG.67

COSTAR

GROUP

Product & Services

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Thank You!

Thank you for submitting your office questionnaire!

A CoStar Group research analyst will be contacting you shortly.

Please keep this tracking number for your records: 602

[Click here to return to the CoStar home page](#)

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[Photo Restrictions](#)

[Contact Us](#)

FIG.68

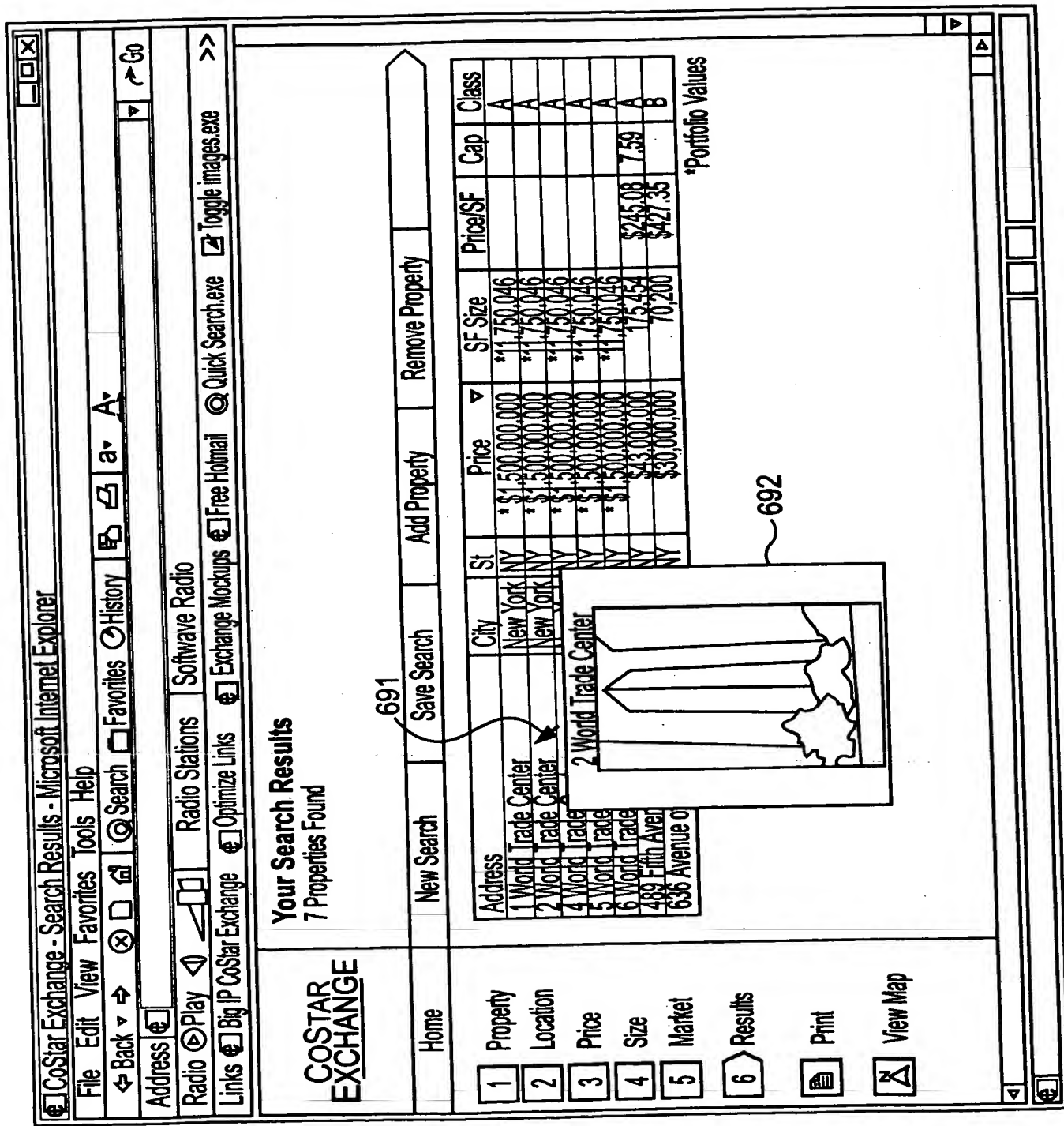


FIG. 69

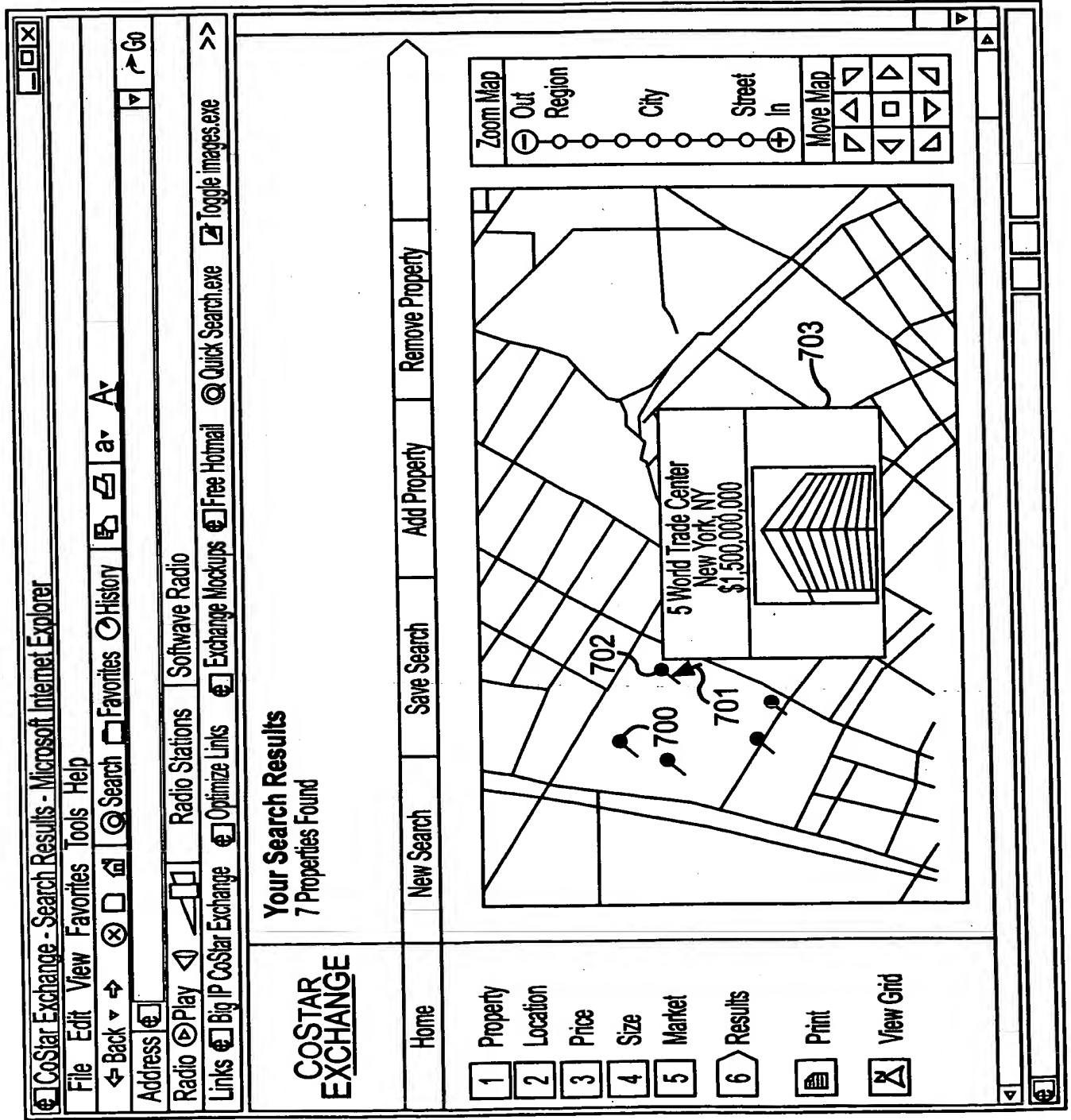


FIG.70

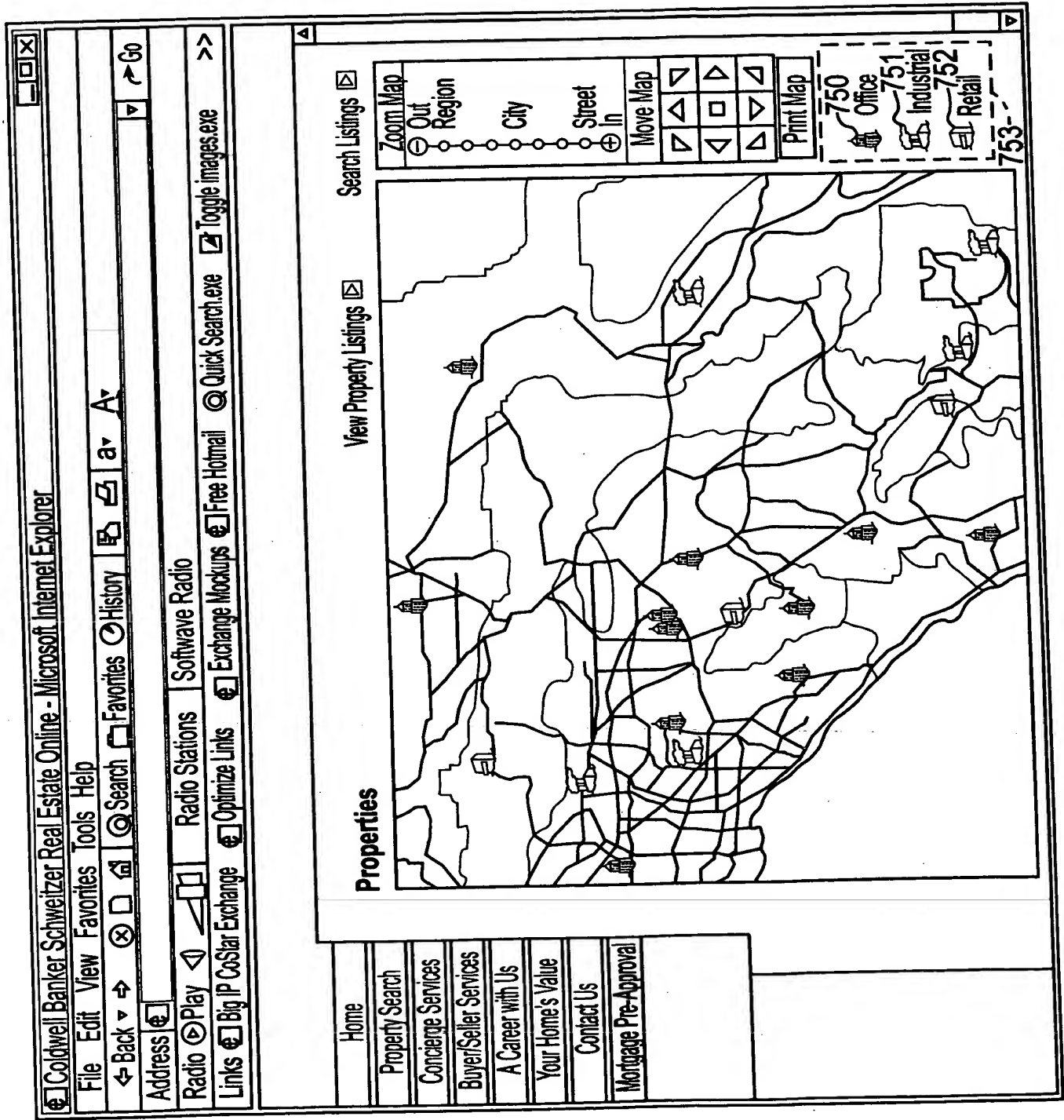
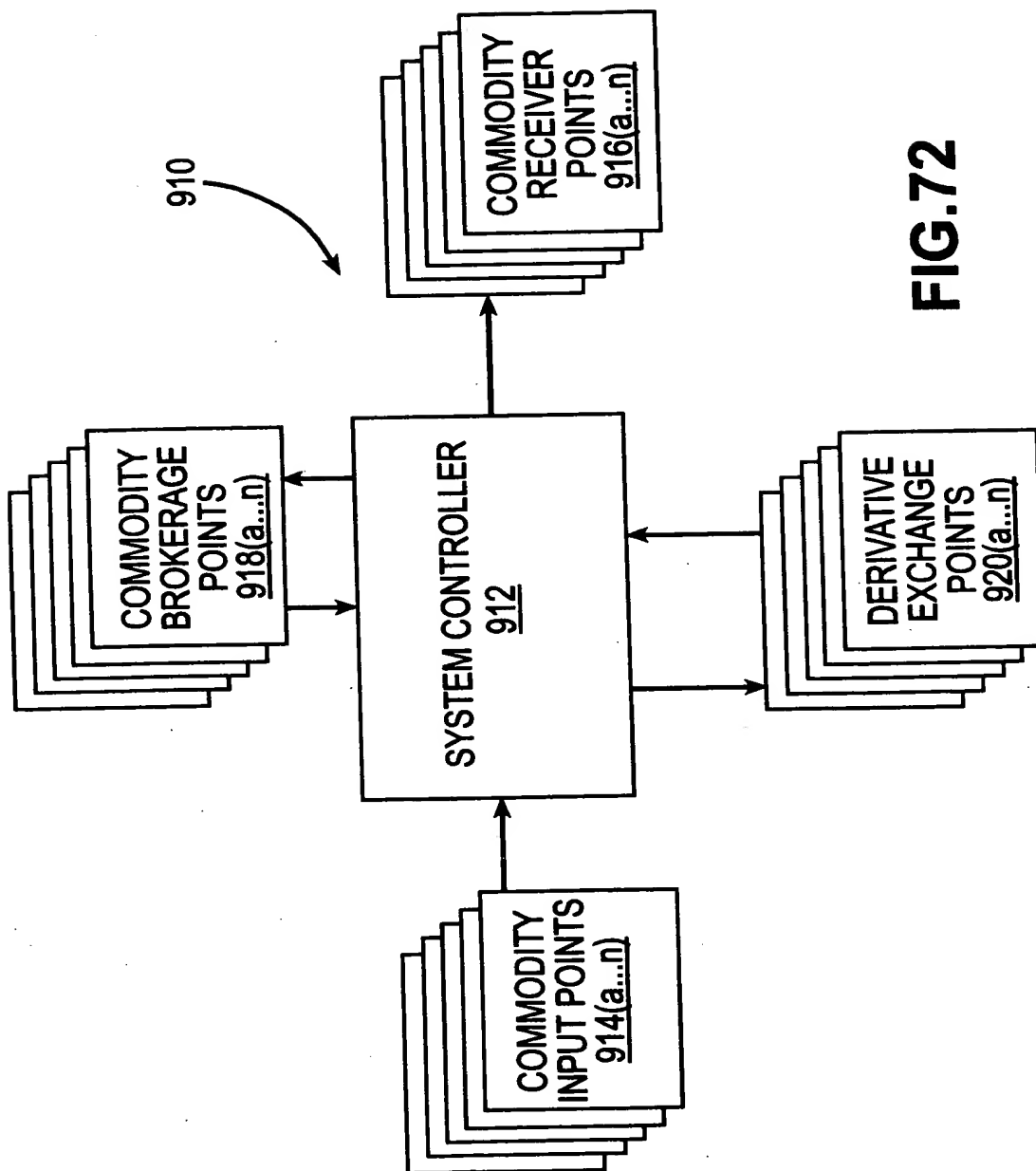


FIG.71



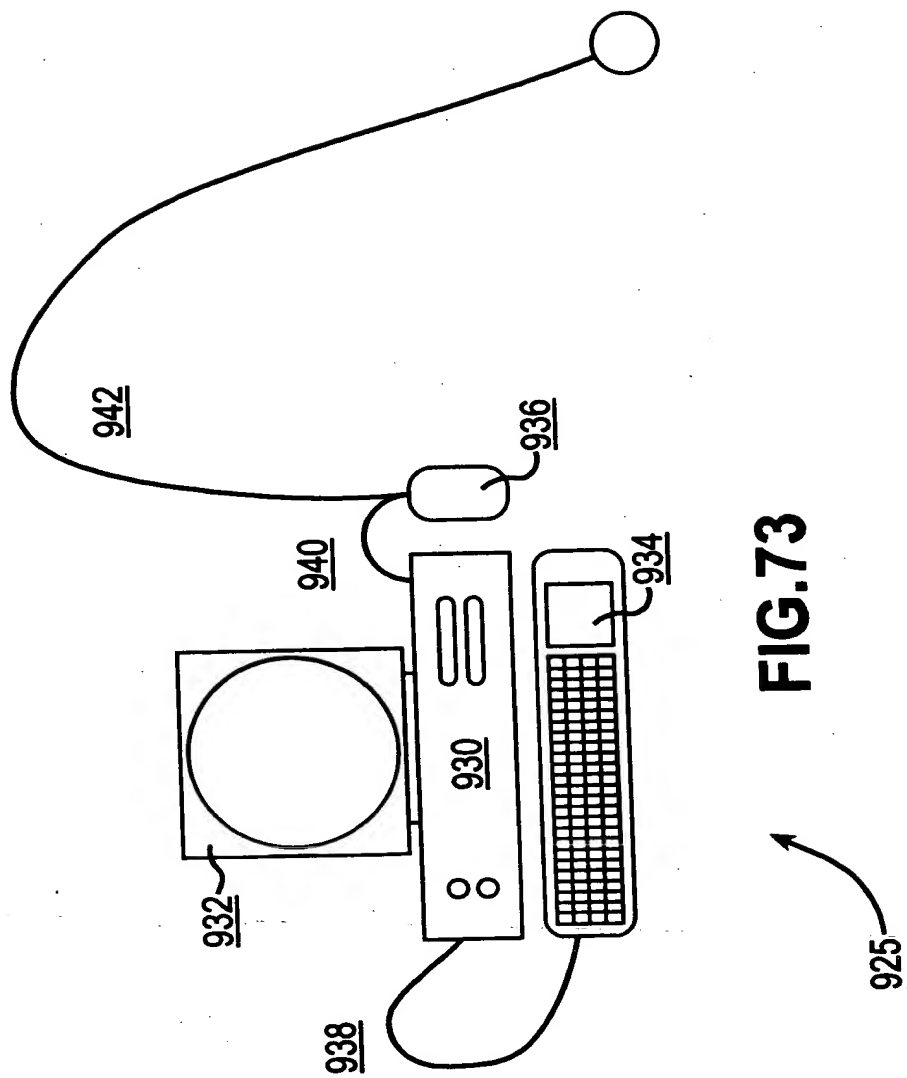


FIG. 73

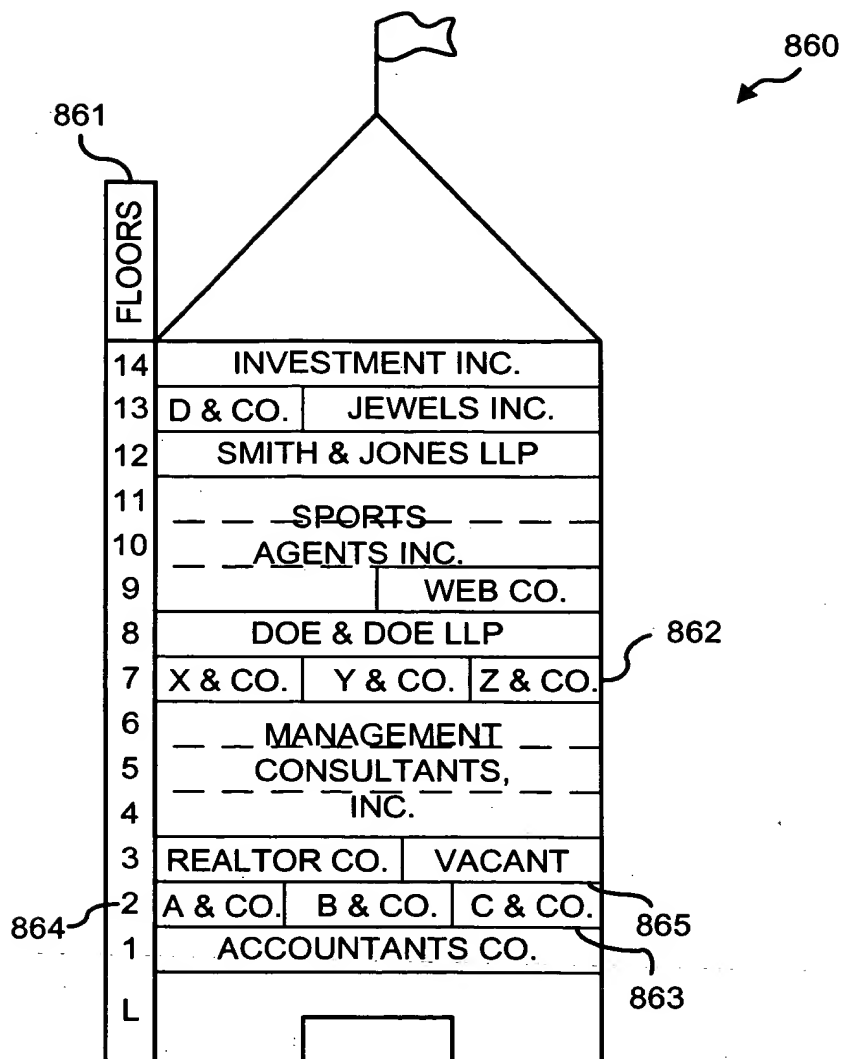


FIG. 74

0947303 10101
TOTOT ED/E/550

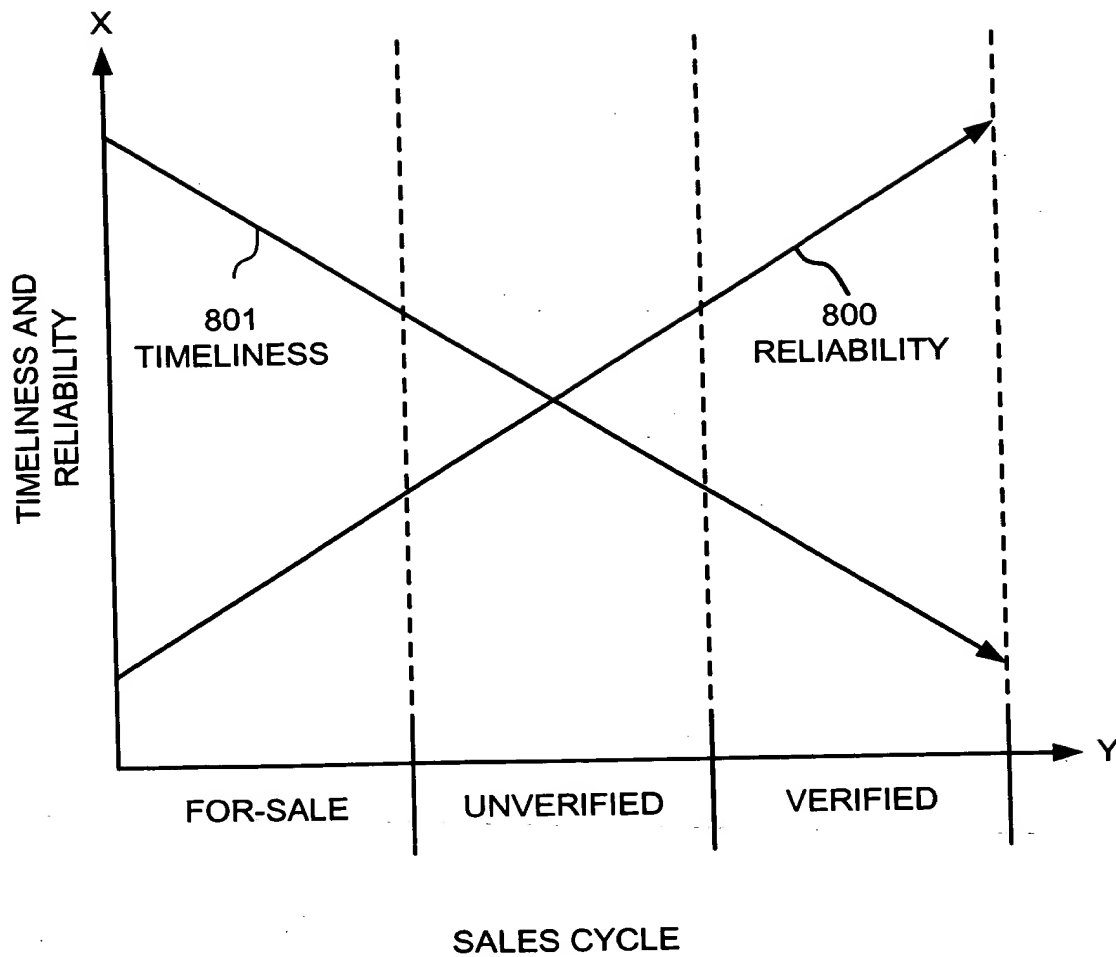


FIG. 75

Featured Properties

1,150 Square Feet (Divisible). Parking 4/1,000; Fiber Optics Available.

Two story, Class A, 52,500 square foot office building plus eight single story office buildings for a total of 142,900 square feet. Immediate access to Interstate 80. Excellent parking and access. Walk to several restaurants. High visibility signage. Prestigious Olympus Pointe location. Selling from 1,800 to 52,500 sq. ft. available.

Previous | Next

Sort by:	address	city	state	area	type	class	year	size	floor size	space	rental
	923 Bryant St Building Type: Building Class: Year Built: Building Size:			Office Quality 1967, Renov 2000 39,375	Showplace Square Space Available: Annual Rent: % Leased: Typical Floor Size:		39,375 SF Negotiable 0% 13,125 SF				
	923 11th St				Down town						

Figure 76